

Historic Preservation Commission
Monthly Meeting Minutes
March 9, 2021

- Call to Order

Pat Fisher-Olsen called the meeting to order at 7:36 pm. She announced that all laws governing the Open Public Meetings Act have been met, and that this meeting had been duly advertised. The meeting was held via Webex.

- Roll Call

In attendance were Commissioners Pat Fisher-Olsen, Alan Harwick, Erin Brennan, Chuck Waters, and Alternate Commissioner Stephen Nees. Commissioners Jim Carden, Dana Maurer, and John Woodward, as well as Alternate Commissioner Herb Fischer were absent.

- Historic Preservation Commission Design Reviews

Whitehouse-Mechanicsville Historic District

BL 18 L12
378 Route 22 West
Whitehouse, NJ
Whitehouse Auto
Applicant: John Miranda
Represented by: Carlos Sanchez, Esq.
Review: Signage, Canopy.

The applicant returned to the Commission with revised specifications to the canopy, signage, lighting and screening plans. The commissioners discussed the revisions; Alternate Commissioner Nees recused himself as he is on the Board of Adjustment.

1. *Canopy.* The original design of a 48' x 50' bright blue canopy with 72.75 square feet of signage was revised to a white canopy of the same size containing 51.2 square feet of signage. The large "Valero" name will only be used on the Route 22 side of the building; the other sides will contain only logos. The applicant noted that the size of the canopy was determined by Department of Transportation ("DOT") regulations and could not be changed.
2. *Freestanding Sign.* The original 80 square foot freestanding sign was reduced to 78 square feet, which is the same size as the current sign. Chairperson Fisher-Olsen pointed out that the existing sign was against code as the property is in a residential zone. She stated that a monument sign would be more appropriate for the residential nature of the area. Commissioner Waters agreed and noted that the applicant may still be able to use the existing footings. Mr. Sanchez noted that the sign would have to comply with weights and measures regulations and may have to be widened.
3. *Dispenser Signage.* Chairperson Fisher-Olsen noted that no changes had been made to the dispenser signage and that 76 square feet of branding on the dispensers was too much for the area. She requested that they return with a plan for reduction.
4. *Screening and Lighting.* The applicant noted that the proposed plantings had been recommended by the Township Planner. Vice-Chair Harwick requested that additional

screening be added to the border with Lot 14. He also noted that the monument sign would reduce the light spill onto the residential properties.

Comments from the Public. Tanya Rohrbach, the owner of Lot 14, requested that the screening be sufficient to prevent debris and trespassers from coming on to her property. The applicant proposed erecting a 25 ft stockade fence along the property line.

Chairperson Fisher-Olsen advised the applicant to return to the Commission to clarify the signage and other revisions.

- *Minutes.* The commissioners reviewed the draft minutes from the February 9, 2021 meeting. Alan Harwick moved that the minutes be approved as submitted. Chuck Waters seconded the motion. All were in favor.
- *Other Business.*
 - *Historic Cemetery Signs.* The Commissioners reviewed the sign designs proposed by the Mount Amwell Project at the Haypress, Woodschurch and Hankinson cemeteries.

Alan Harwick moved that the sign designs be approved as submitted. Steve Nees seconded the motion. All were in favor.
 - *Local Historic District Signs.* Chairperson Fisher-Olsen asked the commissioners to think about designs for local district signs for Three Bridges, Whitehouse Station, Pleasant Run, Centerville and Stanton Station.
 - *Historic Preservation Month.* Chairperson Fisher-Olsen asked the commissioners to consider nominations for the Historic Preservation Awards to be issued in May. She further noted that no award had been given in 2020 due to the pandemic
- *Adjourn.* Erin Brennan made a motion to adjourn the meeting. Alan Harwick seconded the motion. All were in favor. Meeting was adjourned at 9:28 pm.

Minutes recorded and submitted by Erin Brennan.