

Historic Preservation Commission  
Monthly Meeting Minutes  
April 13, 2021

- **Call to Order**

Pat Fisher-Olsen called the meeting to order at 7:34 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, Jim Carden, Chuck Waters, John Woodward, Alternate Commissioner Stephen Nees, and Township Committee Liaison Betty Ann Fort. Commissioner Dana Maurer arrived late, and Alternate Commissioner Herb Fischer was absent.

- **Historic Preservation Commission Design Reviews**

*Plate 14 – Sites of Historic Significance*

BI 42 L 8.01  
530 Route 523  
Whitehouse Station, NJ 08889  
Applicant: MJ Hoffman, Vivint Solar  
Review: Solar Panel Installation

The application relates to the installation of a roof top solar energy system to the right side of the rear roof. The solar panels will be black in a black frame. The commissioners discussed the application.

Motion to approve the application as submitted by Alan Harwick. Erin Brennan seconded the motion. Approved by vote of: E. Brennan, J. Carden, P. Fisher-Olsen, A. Harwick, S. Nees, C. Waters, and J. Woodward.

---

BI 62 L 9  
75 Woodschurch Road  
Flemington NJ 08822  
Applicant: Glenn Loh  
Review: Barn addition

The application relates to the addition to the back of a barn on an existing concrete pad. As the applicant was not represented at the meeting, the application was tabled until May.

*Whitehouse-Mechanicsville Historic District*

Bl 17 L 3  
8 Old Highway 28  
Whitehouse, NJ 08888  
Applicant: Gerald Mazzetta  
Review: Windows, Roof, Doors, A/C

The application relates to (i) the installation of a new GAF Timberline “Shakewood” colored asphalt shingle roof; (ii) installation of an air conditioning condenser unit to be located at the rear of the house; (iii) replacement of the existing rear metal door with a fire rated colonial design door; (iv) painting the front door white; (v) exposing the four 36” wide windows hidden behind the vinyl siding on the second floor of the house; . repair and replacement of missing balustrades on the front porch; and (vi) repair of the rear deck as needed. The commissioners discussed the application.

Motion to approve the application as submitted by Alan Harwick. Jim Carden seconded the motion. Approved by vote of: E. Brennan, J. Carden, P. Fisher-Olsen, A. Harwick, S. Nees, C. Waters, and J. Woodward.

---

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

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.

*Canopy.* A 48’ x 50’ white canopy with dentil molding containing 51.2 square feet of signage, to wit, the large “Valero” name will only be used on the Route 22 (south) side of the canopy; the east and west sides will contain only logos; lighting in canopy will to exceed outer edge of the canopy to limit the impact to the neighbors in the historic district.

*Highway Signage:* The existing sign stanchion will be cut down to six and one-half feet to accommodate the new digital monument sign that shows the Valero logo and two digital gas prices, regular gas and regular gas credit/debit. The monument cabinet will be 8” d x 73” w x 48” h. The sign will be landscaped with stacking stones and shrubs to hide the bottom of the stanchion and concrete pads.

*Fence:* A new stockade fence, starting at northern most corner of lot 14 and running to the corner of the propane tank will be installed. Shrubbery will be added along the back and side fence.

*Lighting:* Lighting on the canopy will not exceed beyond the outer dimensions thereof to eliminate the excessive light pollution for the neighbors in the historic district. In addition, the lighting will only be on during the Hours of operations: Spring/Summer 6:00 am – 9:00 pm daily, 7:00 am – 7:00 pm weekends; and Fall/Winter 6:00 am – 8:00 pm daily, 8:00 am – 6:00 pm weekends. The light in the cupola will be turned off permanently and the lighting on the second-floor staircase will be a motion detection light.

- **Minutes.** The commissioners reviewed the draft minutes from the March 9, 2021 meeting. Alan Harwick moved that the minutes be approved as amended. Steve Nees seconded the motion. Jim Carden, Dana Maurer and John Woodward abstained. All others were in favor.
- **Other Business.**
  - *Local Historic District Signs.* Commissioner Brennan presented a rough drawing of a sign for local historic districts. Alternate Commissioner Nees will provide a better rendition at the May meeting.
  - *Historic Preservation Month.* Erin Brennan moved that the Mount Amwell Project be presented with the Township's Historic Preservation Award for their work in restoring, preserving, and maintaining the Township's historic graveyards. Alan Harwick seconded the motion. All were in favor.
  - *Trex Challenge.* Alan Harwick moved that the Commission join other Township bodies in the Trex Challenge, pursuant to which the Township will receive a bench in exchange for each 500 pounds of plastic recycled. Dana Maurer seconded the motion. All were in favor.
- **Adjourn.** Alan Harwick made a motion to adjourn the meeting. Jim Carden seconded the motion. All were in favor. Meeting was adjourned at 9:16 pm.—

Minutes prepared and submitted by Erin Brennan