

Historic Preservation Commission
Monthly Meeting Minutes
August 10, 2021

- **Call to Order**

Pat Fisher-Olsen called the meeting to order at 7:32 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, and Alternate Commissioner Stephen Nees. Commissioner Dana Maurer and Alternate Commissioner Herb Fischer were absent.

- **Historic Preservation Commission Design Reviews**

Pleasant Run Historic District

Bl 64 L 31

1180 Barley Sheaf Road

Flemington, NJ 0822

Applicant: Kristen Smythe, Sea Bright Solar, Ocean NJ

Architect: John P. Wenski's, Clark, NJ

Review: Roof mounted Solar Panels on Barn

The application relates to the installation of a roof mounted solar electric system on the barn at the rear of the property. The installation consists of 1 roof array of 27 panels. The Commissioners discussed the application. Commissioner Steve Nees recused himself due to proximity.

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

Whitehouse-Mechanicsville Historic District

Bl 17 L18

18 Old Highway 28

Whitehouse, NJ 08888

Applicant: Krista Morge and Steven Nichollas-Paul

Contractor: Total Energy Service

Review: Air Conditioning Unit

The application relates to the installation of a central air conditioning system on the west side of the house, consisting of 2 compressor units. The Commissioners discussed the application.

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

BL 17 L8
54 Old Highway 28
Whitehouse, NJ 08888
388 US Rt 22
Whitehouse Station, NJ 08888
Applicant: CF Warehouse, LLC Leonid Kitovsky, Manny
Architect: Po Yi Wu, Teaneck NJ
Contractor: Anda Empire LLC, Towaco, NJ
Attorney: Guliet Hirsch, Archer & Greiner
Review: adaptation of existing warehouse including exterior stucco, new windows, entrance door, lighting, customer parking and landscape buffering to the residential neighborhood,

Attorney Hirsch gave a brief introduction on the property, citing the relevant provisions of the Township's Historic Preservation Ordinance. Engineer John Hansen presented the proposed site plan. The Commissioners discussed the application.

Vice-Chair Harwick asked for a description of the existing conditions of the building and proposed changes. The Commission discussed the addition of 2 additional loading dock doors on the west side of the property and the addition of an internal compactor.

Chairperson Fisher-Olsen noted that the largest concentration of trees should be on the areas of the site facing Route 28 (N) and the residential property on the east side of the property.

Chairperson Fisher-Olsen also asked about the business' operating hours. Mr. Kivtovsky; advised that the facility would be open from 9-5 Monday through Friday, 10-6 on Saturday and closed on Sunday. He also assured the Commission that deliveries would occur at around 8:00 a.m. and that no trucks would remain on the property overnight.

Commissioner Woodward asked about the building's occupancy. Mr. Kivtovsky advise that there are normally around 12 people in the building at any given time,

Architect Po Wu then presented the work to be done to the exterior of the building, including the new stucco on the exterior, new entry doors, aluminum storefront and signage.

Alternate Commissioner Nees wanted to know about the materials for the awnings and the windows. Attorney Wu advised that the awnings were needed to provide shade from

the sun and would be made of fabric. The windows would be black frame aluminum. The door frame would be black, the overhead doors white.

Proposed signage is to be 30' 10" x 2' high black metal letters pin mounted to the structure; not illuminated, as well as a 108" high monument sign on the existing base. The proposed sign would be of cedar with black lettering. The Commissioners suggested that a simpler monument sign the same size as the existing sign would be more in line with the updated building.

The Commissioners then discussed proposed lighting. The building façade will feature black shoebox light fixtures with the light levels approaching zero as they reach the property lines of the residential structures Alternate Commissioner Nees asked the applicant to provide lighting hours including if any lighting would be on for 24 hours

The applicant agreed to return to the Commission with the following materials:

- Design of the monument sign at its current location, including materials, colors, lettering, lighting
- Sample of the stucco application with the color that will be applied on the exterior of the buildings
- Full façade drawings of the front of the building facing Rt 22. The drawing(s) to include:
 - Band of windows with their measurements.
 - Entrance door with measurements
 - Awning framework with measurement, show how they will cover the windows, please include the mounting mechanisms
 - Fabric Samples for the awnings
 - Sample of the pin lettering material
 - Lighting design for the building pin mounted signage
- **Minutes.** The commissioners reviewed the draft minutes from the July 13, 2021 meeting. Alan Harwick moved that the minutes be approved as amended. Jim Carden seconded the motion. All were in favor.
- **Other Business.**
 - *Local Historic District Sign.* Steve Nees obtained an estimate from River Signs in Lambertville. They proposed a 2' x 2' painted base printed aluminum \$244/sign plus \$88 for pole. 3 double sided signs (Centerville, Whitehouse Station and [●]) and 2 districts with 2 signs (Three Bridges, Pleasant Run).
 - *Design Review Application Changes.* Chairperson Fisher-Olsen asked the Commissioners to review the new application plan that was sent to the Commissioners

for review. The Commissioners also discussed aligning the deadline to provide application materials with those of the other township commissions. Jim Carden moved to increase the deadline to provide application materials to the Commission from the Wednesday prior to the meeting to 3 weeks prior to the meeting; Alan Harwick seconded the motion. All were in favor.

- *Website:* Chairperson Fisher Olsen advised that the map of historic districts was on the Township website
- *Welcome Packet:* Chairperson Fisher Olsen suggested that new residents in historic districts be provided with a “Welcome Packet” containing copy of the Readington Township book as well as other township information
- ***Adjourn.*** Alan Harwick made a motion to adjourn the meeting. John Woodward seconded the motion. All were in favor. Meeting was adjourned at 9:58 pm.

Minutes prepared and submitted by Erin Brennan