

Historic Preservation Commission
Special Meeting Minutes
September 7, 2021

- **Call to Order**

Pat Fisher-Olsen called the meeting to order at 7:26 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, John Woodward, and Alternate Commissioner Stephen Nees. Commissioners Dana Maurer and Chuck Waters, as well as Alternate Commissioner Herb Fischer were absent.

- **Historic Preservation Commission Design Reviews**

BL 17 L8
54 Old Highway 28
Whitehouse, NJ 08888
388 US Rt 22
Whitehouse Station, NJ 08888
Applicant: CF Warehouse, LLC Leonid Kitovsky
Architect: Po Yi Wu, Teaneck NJ
Contractor: An Da Empire LLC, Towaco, NJ, Derek Ranger
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,

The applicant returned to the Commission, submitting revised new drawings and samples requested by the Commissioners at the August 10, 2021 meeting, including:

- Paint sample of the proposed building color --Ancient Ivory, Behr Paint BWC-16;
- Sample of a Pin Letter that will make up the sign affixed to the building—"CREATIVE" in Gold and "FURNITURE" in Grey;
- Sample of the fabric for the awning to be installed over the windows across the front of the building—Sunbrella Silica fabrics in Silica Stone
- A drawing of the mounting mechanisms for the awning installation
- A drawing that Incorporates the reuse of the existing monument sign into their design and a sample of the sign layout for the monument—back-lit sign using existing concrete stanchions; board color to match the building color; lettering to match the building lettering.

The Commissioners discussed the revised submission.

Vice-Chairman Harwick noted that the brick wall on the building's north façade, facing Old Highway 28, is in good shape and will blend better with the proposed landscape plan than the stucco and painted façade, thereby providing better screening from the residential area. Chairperson Fisher-Olsen added that the brick façade is already part of the viewshed for the area. The applicant agreed with the suggestion. Vice-Chairman Harwick further noted that the landscaping screening the building from the residential would, subject to Planning Board approval, have to include a mixture of drought tolerant deciduous and evergreen trees.

Attorney Hirsch invited the Commission to work with the Township Planner on the landscape plan. Either Chairperson Fisher-Olsen or Vice-Chairman Harwick will speak with the planner.

Motion by Alan Harwick to approve the application as submitted pursuant to (i) the architectural drawing A-2 dated August 25, 2021; and (ii) and the Preliminary Major Site Plan drawings dated August 24, 2021, subject to the following changes:

- *Architectural Drawing A-2*
 - Brick veneer on the building façade facing Old Highway 28 shall remain as is, with repointing and power-washing as needed;
 - Stucco applied to the existing brick veneer shall be painted Behr BWC-16 "Ancient Ivory";
 - Pin lettering above the windows on the Route 22 façade shall consist of "CREATIVE" in gold and "FURNITURE" in grey;
 - Awning fabric to be Sunbrella Silica Fabrics in Silica Stone.
- *Preliminary Major Site Plan, subject to Planning Board approval:*
 - Landscaping Plan, Sheet 10: Landscaping on the rear and sides of the property open to the residential areas shall include sufficient evergreen and hardwood trees to screen the property from the residential area.
 - Lighting Plan, Sheet 11--The pole lights and lighting affixed to the structure must be designed to limit the light pollution that infiltrates the residential area of the historic district.
 - Truck deliveries shall be permitted only during hours so as to limit the noise and disturbances to the residential areas.

Erin Brennan seconded the motion. Approved by a vote of E. Brennan, J. Carden, P. Fisher-Olsen, A. Harwick, S. Nees and J. Woodward.

- **Minutes.** Pat Fisher-Olsen moved that approval of the August 10, 2021 minutes be tabled to September 14. Jim Carden seconded the motion. All were in favor.

- **Other Business.**
 - *Local Historic District Sign.* Steve Nees will follow up with River Signs to see if they are still operating after Hurricane Ida.
 - *Design Review Application Changes.* Chairperson Fisher-Olsen asked the Commissioners to review the new application plan and to be prepared to work on preparing a final version at the September 14, 2021 meeting.
 - *Website:* Erin Brennan will provide a write-up on the Stanton Station local historic district for the Township website
 - *Welcome Packet:* Chairperson Fisher Olsen asked for volunteers to set up a process for the welcome packet.
- **Adjourn.** Erin Brennan made a motion to adjourn the meeting. Alan Harwick seconded the motion. All were in favor. Meeting was adjourned at 8:31 pm.

Minutes prepared and submitted by Erin Brennan