

Historic Preservation Commission  
Monthly Meeting Minutes  
March 22, 2022

- **Call to Order**

Pat Fisher-Olsen called the meeting to order at 7:31 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, Stephen Nees, Chuck Waters and John Woodward. Alternate Commissioners Dana Maurer and Herb Fischer were absent.

- **Historic Preservation Commission Design Reviews**

- *Whitehouse-Mechanicsville Historic District*

BL 13 L36  
73 Old Highway 28  
Whitehouse, NJ 08888  
Owner: Whitehouse United Methodist Church  
Contractor/Applicant: Deegan Brothers Roofing and Siding  
Review: New Roof

The application relates to the replacement of the lower back roof and the two shed roofs on the educational wing of the building. The shingles will be Tamko Heritage 30-year architectural shingles in "Slate Tone Grey", matching the shingles on the parish house. The commissioners discussed the application.

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

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60 Old Highway 28  
Whitehouse, NJ 08888  
Applicant: Maynor Veliz  
Architect: Raj Sookhu  
Review: Porch design for historic house

The applicant returned to the Commission with revised drawings containing the recommendations of the Commission from the February 8, 2022 meeting. The commissioners discussed the revisions.

The commissioners agreed that the new arch design more closely mirrored the original design. In addition, the twelve light white storm door and the white steel entrance door with the oval glass insert centered in the middle arch were more appropriate to the design of the house. The Raynor Aspen Series steel residential garage doors in white with decorative black hinges and handles were also acceptable.

Chairperson Fisher-Olsen thanked Mr. Sookhu for his work but expressed displeasure at the property owner for completely disregarding the Commission's recommendations and demolishing substantially all of the structure.

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

- *Stanton Historic District*

BL 50 L 1  
20 Stanton Mountain Road  
Lebanon, NJ 08833  
Applicant: Corey Mandelberg  
Contractor: Momentum Solar, Metuchen, NJ  
Architect: Daniel Dunzik, Skillman, NJ  
Review: Ground solar Installation

This application was originally reviewed by the Commission on December 14, 2021, but tabled until representatives of the applicant could be present to respond to the commissioners' questions. The application relates to the installation of a 6 x 8 ground mounted solar panel array at the southwest corner of the property.

The commissioners expressed concerns regarding the impact the installation would have on the neighboring properties' viewshed, in particular, the properties at 8 Stanton Mountain Rd., and 10 Stanton Mountain Rd. Mr. Dunzik brought up a depiction of the property on Google Earth where it was apparent that the portion of the property bordering 10 Stanton Mountain Rd. was tree-lined, but that 8 Stanton Mountain Rd. would have a direct view to the solar array installation. The Commissioners requested that a landscape plan showing additional evergreen buffering be submitted to the Commission for review at the April 12<sup>th</sup> meeting.

- *Plate 14 – Sites of Historic Interest*

BL 4 L 30  
14 Green Gate Road  
Lebanon, NJ 08833  
Applicant: Craig and Kimberly Martino

Architect: Ralph Finelli  
Review: Addition

The application relates to (i) the addition of a first floor master bedroom suite to the west side gable, (ii) a renovation and slight expansion of the existing east side gable end dining room, (iii) the replacement of the existing deck with a covered porch; (iv) the addition of porticos over the two front doors, and (v) the installation of new exterior ProVia Cedar Max 7" white vinyl siding and white painted Boral trim. The master bedroom addition will have Anderson 200 series windows with full divided lights. The commissioners discussed the application.

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

- **Minutes.** The commissioners reviewed the draft minutes from the March 8, 2022 meeting. Alan Harwick moved that the minutes be approved as amended. John Woodward seconded the motion. All were in favor.
- **Other Business.**
  - *Local Historic District Signs.* Commissioners Nees and Woodward visited the proposed sign locations to determine their suitability. All were suitable except that the Whitehouse Station district sign on at Rockaway Reformed Church will be placed 3-5 feet in front of the speed limit sign. Commissioners Nees and Woodward will confirm that the locations were acceptable to the police department.
  - *E-Mailbox* – Chairperson Fisher-Olsen asked Vice Chair to take on the responsibility of the Commission's email account.
- **Adjourn.** Erin Brennan made a motion to adjourn the meeting. John Woodward seconded the motion. All were in favor. Meeting was adjourned at 9:02 pm.

Minutes prepared and submitted by Erin Brennan