

Historic Preservation Commission
Monthly Meeting Minutes
April 12, 2022

- **Call to Order**

Pat Fisher-Olsen called the meeting to order at 7:30 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, and John Woodward. Commissioners Stephen Nees and Chuck Waters, as well as alternate commissioners Dana Maurer and Herb Fischer were absent. Township Committee Liaison Betty Ann Fort arrived later during the meeting.

- **Historic Preservation Commission Design Reviews**

- *Three Bridges Historic District*

BL 89 L33
24 Broad Street
Three Bridges, NJ 08887
Owner: Rex Leka
Architect: Christopher O. Dougherty, R.A., AIA, LLC
Review: Exterior building changes

The application relates to (i) the addition of an overhang across the front façade; (ii) stuccoing; (iii) the addition of stone wainscotting on the front façade; (iv) window and door replacement. The commissioners discussed the application.

The information provided in the application was incomplete. Mr. Leka was requested to submit actual paint, shingle and stone samples as the photographs provided did not provide a true picture of the color scheme intended. Mr. Leka was also requested to provide revised drawings as the drawings submitted did not indicate the doors on the side

facades to be replaced. Finally, he was asked to provide product information on the doors and windows to be used.

- *Stanton Historic District*

BI 50 L9
163 Stanton Road
Flemington, NJ 08822
Applicant: Richard & Julia Allen
Contractor: Tom Clark, Hunterdon Excavating, Sergeantsville, NJ
Review: Swimming pool removal

The application relates to the removal of a concrete swimming pool slightly southeast of the house. After removal, the hole will be filled with dirt and covered with grass. 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, and J. Woodward.

BI 50 L20.01
123 Stanton Road
Flemington, NJ 08822
Applicant: Kevin & Lauren Dunn
Contractor: Riverside Pools, Somerville, NJ
Review: Removal of above ground pool; installation of in-ground pool; shed; fencing

The application primarily relates to the removal of an above-ground swimming pool and the installation of an in-ground 20' x 42' x 31' concrete lagoon shaped swimming pool with a saltwater filtration system. The pool will be surrounded by a four-foot stamped concrete perimeter with 80 mm blue slate Chaplin Grey pavers for the transition areas. The owners will also erect a 10' x 20' Dutch roof shed in a color to match the house

exterior, and a 54" high black aluminum fence around the pool area, beginning and terminating at the house. The commissioners discussed the application.

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

BI 50 L1
20 Stanton Mountain Road
Flemington, NJ 08822
Applicant: Corey and Stefanie Mandelberg
Contractor: Red Tail Design and Construction, Pittstown, NJ
Review: Installation of a gunite in-ground pool and 500-gallon underground propane tank

The application relates to the installation of an in-ground 500 sq. ft. gunite swimming pool with a saltwater filtration system. The pool will be surrounded by the existing privacy fence. The pavement around the pool will be of reclaimed bluestone, natural stone tile, and brick at the waterline, complementing the existing brick walkway and the original stone driveway wall that runs through the back yard. The pool filter and heating equipment will be installed on the other side of the existing privacy fence and be surrounded by a white vinyl fence that will match the existing fencing. A below-ground propane tank will be installed to the left of the rear paved driveway. The commissioners discussed the application.

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

- *Whitehouse-Mechanicsville Historic District*

BL 14 L29.02
115 Old Highway 28
Whitehouse, NJ 08888
Owner: Ryland Developers LLC, represented by Andy Nowack
Review: Temporary Construction Trailer

The application relates to the placement of a temporary 60' x 12' construction trailer immediately east of the site of the Ryland Hotel. The commissioners discussed the application.

Vice-Chair Harwick asked for assurance that plantings be installed and maintained so that the trailer is adequately screened from the road during all four seasons of the year. He noted that the Township Planner had provided a list of acceptable planting. He also recommended that the landscape plan begin at the property line of the Ryland Inn and follow the curve of the lot along the proposed road to end at the gravel path to the front door of the trailer.

Commissioner Brennan asked if the ADA ramp shown in the manufacturer's materials would be that used for the trailer. Mr. Nowack advised that since the Township Planning Board would not permit the trailer to be used as a sales office, no ADA ramp and no paved parking lot would be required. The ramp will be replaced by wooden steps and there will be a small gravel lot and walkway.

Chairperson Fisher-Olsen advised that any signage would have to be approved by the Commission.

Alan Harwick moved that the application be accepted with the following changes:

- the ADA ramp as shown in the submitted drawing of the trailer will be replaced by a set of wooden stairs installed at the trailer door;
- a gravel pathway will be installed from the proposed road to the entry of the office trailer;
- construction parking will be on the proposed road;
- the landscape plan would begin at the property line of the Ryland Inn and follow the curve of the lot along the proposed road to end at the gravel path to the front door of the trailer;
- landscape planting will be installed as suggested by the Township Planner with the following natives,
 - o Aronia arbutifolia
 - o Clethra alnifolia
 - o Ilex glabra (evergreen)
 - o Myrica pensylvanica
 - o Viburnum dentatum
 - o Hamamelis virginiana

Erin Brennan seconded the motion. Motion approved by vote of P. Fisher-Olsen, A. Harwick, E. Brennan, J. Carden, and J. Woodward.

- **Minutes.** The commissioners reviewed the draft minutes from the March 22, 2022 special meeting. Alan Harwick moved that the minutes be approved as amended. Jim Carden seconded the motion. All were in favor.

- **Other Business.**
 - *602 Route 523:* Brian Teixeira attended the meeting to seek advice on the historic preservation requirements as he is considering purchasing this property. Chairperson explained the process and the requirements to him and advised that a roof of architectural shingles would be acceptable and that windows would have to be of the same configuration as the original windows. Also, fiber cement lap siding such as HardiePlank or other brands would be preferable to vinyl.
 - *May is Historic Preservation Month:* Chairperson Fisher-Olsen suggested that for this year's Historic Preservation Month, the Commission submit an article to the *Readington News* on the responsibilities of the Commission and on the signs for the local districts. She asked Commissioner Brennan to draft the article for the commissioners' review. She will provide bullet points.
- **Adjourn.** Alan Harwick 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