

Historic Preservation Commission
Meeting Minutes
April 11, 2023

- **Call to Order**

Pat Fisher-Olsen called the meeting to order at 7:33 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 at the Readington Township Municipal Building.

- **Roll Call**

In attendance were Commissioners Pat Fisher-Olsen, Alan Harwick, Erin Brennan, Jim Carden, Sarah John, Steve Nees and Chuck Waters. Alternate Commissioner Dana Maurer was absent.

- **Historic Preservation Commission Design Reviews**

Pleasant Run Historic Corridor

BI 52.01 L 17

Review: Addition

Chair Fisher-Olsen recused herself as she serves on a board with the architect and Commissioner Nees recused himself for proximity. Both left the room. Vice-Chair Harwick led the discussion.

The application relates to (i) the renovation of the existing structure, including replacing vinyl siding with cement board, the addition of fiberglass shutters, removal of the pent roof and re-establishment of the center door on the west side of the structure and the removal of chimney from the south side of the structure; and (ii) the construction of a modern two story addition, including tower, Juliet balcony and archway open to the back yard, to the north side of the structure. The commissioners discussed the application.

The commissioners expressed their concern at the prominence of the tower as it overpowered and was not sympathetic to the historic structure. Further, it did not blend with the simpler historic farmhouses in the Corridor. The commissioners requested that the tower be redesigned to be more compatible with the Historic Corridor. The commissioners also deemed the Juliet balcony to be incompatible with the existing historic structure as well as the Historic Corridor. Finally, the commissioners asked that the archway be squared off to be more compatible with the existing structure.

The applicant agreed to return to the Commission with revised drawings.

BI 64 L 37.24

Review: Solar panels Installation, battery system installation and propane tank relocation

Commissioner Nees recused himself due to proximity and left the room.

The application relates to (i) the installation of an Infinity Energy flush roof-mounted system to the roofs of the detached garage (20 panels) and the barn (35 panels); (ii) the installation of a battery system, load centers, rapid shutdown switch, and main service panel to be located in the detached garage; and (iii) the relocation of existing propane tanks currently located on the west side of the garage 12-15 feet from the garage to behind an existing wooden wall. The commissioners discussed the application.

The commissioners asked the applicant for clarification of the location of the solar panels. The applicant confirmed that all of the panels would be on the south sides of the barn and the garage and not visible from Pleasant Run Road.

Motion made by Jim Carden to approve the application as submitted. Alan Harwick seconded the motion. Motion approved by: Pat Fisher-Olsen, Alan Harwick, Erin Brennan, Jim Carden, Sarah John, and Chuck Waters.

Whitehouse Station Historic District

BI 29 L 1

Review: Signage

Vice-Chair Harwick recused himself as he lives next door to the applicant.

The application relates to the installation of a 3' x 3' white wooden sign with black letters and a rose logo. A hinged sign will be installed perpendicular to the building, using the existing sign hooks. In addition, the applicant requested to add a similar sign above the door to conceal the existing air conditioning unit. The commissioners discussed the application.

The commissioners noted that the sign above the door might not conform to the Township's sign ordinance. Moreover, the air conditioning unit did not take focus away from the building's unique transom windows.

Motion made by Jim Carden to approve the installation of the sign to be installed perpendicular to the building on or near the existing sign hooks as submitted in the application. The second sign above the door is not approved. ,Chuck Waters seconded the motion. Motion approved by: Pat Fisher-Olsen, Erin Brennan, Jim Carden, Sarah John, Steve Nees and Chuck Waters.

Three Bridges Historic District

BI 93 L 1.01

Review: Porch Replacement

Commissioner Brennan recused herself due to proximity and left the dais.

The application relates to the demolition and replacement of the 8 ft x 10 ft front porch. The new porch is to be similar to the existing porch except for the roof pitch. The current flat roof design will

be replaced with a new roof with a proper pitch to shed water. The homeowner will decide on the roof material from architectural shingles in charcoal grey or a standing seam roof in bronze or dark grey. The floor will be a concrete slab with brick surround similar in design to the existing porch deck. All trim work will be white in a composite material with new white gutters and leaders. The ceiling of the porch will be done in composite beadboard.

Motion made by Sarah John to approve the application as submitted. Steve Nees seconded the motion. Motion approved by: Pat Fisher-Olsen, Alan Harwick, Jim Carden, Sarah John, Steve Nees and Chuck Waters.

- **Minutes.**

March 14, 2023. Motion to approve as amended by Sarah John and seconded by Steve Nees. All were in favor. Jim Carden abstained.

- **Other Business.**

- **Local District Signage:** Commissioner Nees will meet with the police to go over the locations. Chair Fisher-Olsen proposed an article for the *Readington News*.
 - **Certified Local Government:** Tabled.
 - **Mount Amwell Project:** Vice Chair Harwick noted that Dave Reading met with the Public Works Department regarding the removal of downed trees at the Hankinson graveyard.
- **Adjourn.** Alan Harwick made a motion to adjourn the meeting. Sarah John seconded the motion. All were in favor. Meeting was adjourned at 9:07 pm.

Minutes prepared and submitted by Erin Brennan