

Historic Preservation Commission
Meeting Minutes
September 12, 2023

- **Call to Order**

Pat Fisher-Olsen called the meeting to order at 7:30 p.m. 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, and Chuck Waters. Commissioner Steve Nees and Alternate Commissioner Dana Maurer were absent.

- **Historic Preservation Commission Design Reviews**

Plate 14 – Sites of Historic Interest

BI 97 L 9

Review: Roof-Mounted Solar Installation

The application relates to the installation of a flush roof-mounted solar energy system on the rear of the building. Seven panels will be placed on the rear (east) roof of the main building, and one panel will be placed on each sloping roof of the rear addition. The commissioners discussed the application.

The commissioners asked questions about the placement of the conduit and other equipment. The applicant advised that the conduit would be placed in the same area as the existing electric meter and conduit.

Motion made by Alan Harwick to approve the application for the installation of the flush roof-mounted solar system as submitted, with the conduit exiting the building in or about the same area of the existing conduit and the utility metering, utility AC disconnect, solar inverter and DC disconnect to be located near and not higher than the existing electric meter. Sarah John seconded the motion. Motion approved by: Pat Fisher-Olsen, Alan Harwick, Erin Brennan, Jim Carden, Sarah John and Chuck Waters.

BI 50 L 27.02

Review: In-Ground Pool

The applicant relates to the installation of a 12' x 25' in-ground swimming pool located twenty-five feet from the right rear of the house. The pool surround will be of stamped concrete. The pool will be surrounded by a four foot powder-coated aluminum fence with square balustrades, and self-latching gates. A three foot high stacked boulder retaining wall will be constructed along the far side of the pool. The pool equipment will be located inside

the fence to the left of the pool beyond the pool surround. The commissioners discussed the application.

Motion made by Jim Carden to approve the application as submitted, noting that the color of the fencing is to be determined by the homeowner. Chuck Waters seconded the motion. Motion approved by: Pat Fisher-Olsen, Alan Harwick, Erin Brennan, Jim Carden, Sarah John and Chuck Waters

Whitehouse-Mechanicsville Historic District

BI 13 L 19

Review: Fence Installation

The application relates to the installation of fencing around the property. The fencing along the front and sides of the property will consist of a 54" high black powder coated aluminum fence and transition to a five-foot high black chain link fence at the rear. The left side of the house will contain two entry points, one being a 54"x4' single gate for foot traffic and a 54"x 6' double gate for lawnmower access. The rear line of the fence will also have 2 points of entry/exit and will consist of one 4'x5' single gate for foot traffic and one 5'x6' double gate for lawnmower access. The commissioners discussed the application.

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

BI 13 L 25

Review: Deck Installation

Vice-Chair Harwick recused himself due to proximity.

The application relates to the removal of an existing deck at the rear of the house and construction of a new two-tiered deck with stairs connecting to the ground level and to the swim spa. The decking will consist of Trex® decking material in Spiced Rum with a border in Lava Rock. The deck and stair railings will be of black powder-coated aluminum and two safety gates with latches will be installed at the top of the stairs on the upper deck and the bottom of the stairs at ground level. The commissioners discussed the application.

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

BI 13 L 36

Review: Roof Installation

Commissioner Carden recused himself due to proximity.

The application relates to the removal of the existing roof on the sanctuary of the Whitehouse Methodist Church and replacement with new Tamko Titan XT® architectural shingles in slate town grey to match the roof on the education building. The commissioners discussed the application.

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

Pleasant Run Historic Corridor

BI 64 L 37.23

Review: Deck Roof

The application relates to the installation of a raised seam metal roof in bronze over an existing deck. The new roof will rest on three 6"x6" posts wrapped in Azek with decorative capitals set on 16" x 36" footings. The interior ceiling and soffits are tongue and groove in Azek material. The deck is to be resurfaced in a warm brown tone composite decking. Brown/black composite railings will be installed around the deck and down the new stairs made of composite treads and Azek-wrapped risers that lead to the ground level. The commissioners discussed the application.

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.

- **Minutes.**

August 8, 2023. Motion to approve the minutes as submitted made by Alan Harwick and seconded by Sarah John. All were in favor. Chuck Waters abstained.

- **Other Business.**

- **Local District Signage:** Chair Fisher-Olsen met with a Township Committee Member and a Public Works Supervisor. They indicated that the signs would be installed by the end of next week.
- **Master Plan Amendment:** Chair Fisher-Olsen asked the Zoning Official for instructions about amending the Township Master Plan to add the DAR Cemetery

to Plate 14 – Sites of Historic Interest. She was instructed to write a letter to the Planning Board.

- **Training:** Chair Fisher-Olsen noted further that the Zoning Official will provide a refresher course on the Municipal Land Use Law for the commissioners.
- **Ordinance Revision:** Vice-Chair Harwick advised that the Township's fence ordinance will be revised to prohibit fences higher than four feet in the front and seven feet on the sides and rear of the properties.
- **Adjourn.** Sarah John made a motion to adjourn the meeting. Jim Carden seconded the motion. All were in favor. The meeting was adjourned at 9:05 p.m.

Minutes prepared and submitted by Erin Brennan.