

Historic Preservation Commission  
Township of Readington  
Monthly Meeting Minutes  
October 13, 2015

- **Call to Order**

Chairperson 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.

- **Roll Call**

In attendance were Commissioners Pat Fisher-Olsen, Erin Brennan, Jim Carden, Alan Harwick, Jim Horvath, Chuck Waters, and Alternate Commissioners Derek Dandurand and John Woodward. Commissioner Herb Fischer was absent.

- **Historic Preservation Commission Design Reviews**

- **Whitehouse Station Historic District**

Bl 21.12 L 14

121 Main Street

Whitehouse Station, NJ

Applicant: Steve Carroll of NJ Sign Store

Owner: Robert Bruzzichesi

REVIEW: Replacement Sign

The application relates to the replacement of the building's freestanding sign. The Commissioners discussed the application and agreed that the freestanding sign was conforming to the Township's design guidelines. Commissioner Horvath asked if the building had any other signs. Mr. Carroll advised that he thought there was another sign for the orthodontist on the building's railing. Chairperson Fisher-Olsen advised that they could not have two signs pursuant to the Township's Land Development Ordinance. Commissioner Horvath advised that the building is a contributing structure to the district and that the Commission normally doesn't permit signs attached to the building. Mr. Carroll had no information about that sign as he was not the owner of the building.

Motion made by Jim Horvath to (i) approve the application for the freestanding sign as submitted; and (ii) have a letter be sent to the building's owner advising him that the sign on the building's railing may violate Township regulations. Derek Dandurand seconded the motion; approved by vote of J. Horvath, P. Fisher-Olsen, E. Brennan, J. Carden, A. Harwick, C. Waters and D. Dandurand.

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BI 26 L 51

259 Main Street

Whitehouse Station, NJ

Applicant: Scammel for Readington, Scott Scammel

REVIEW: Signage

The application relates to a temporary campaign banner to be placed on the façade of the building in the Whitehouse Station historic district. The applicant is running for Township Committee and the building is the applicant's campaign headquarters. Commissioner Harwick remarked that the photographs attached to the application show that the banner has already been installed and that the building also had two rows of signs covering about 50% of the front windows. He further advised the applicant that the proper procedure is to apply for sign approval prior to the installation. Commissioner Harwick noted that the Township signage ordinance permits "one election sign for each candidate..." and for village commercial zoned areas, "that does not exceed a total of one square foot of sign area per linear foot of the front façade...". Commissioner Horvath opined that some leeway should be granted as the sign was temporary and that the Township did not want to infringe on the applicant's first amendment rights. Commissioner Carden suggested that the banner along with one row of window signs would be acceptable.

Motion made by Jim Horvath to approve the application for the banner, provided that the top row of window signs be removed. Erin Brennan seconded the motion; approved by vote of J. Horvath, P. Fisher-Olsen, E. Brennan, J. Carden, and C. Waters. D. Dandurand and A. Harwick opposed the motion.

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- **Readington/Raritan South Branch Historic District**

BI 73 L 22

River Ridge Farm

185 Rockafellows Mill Road

Flemington, NJ

Owner: Lorette and William Cheswick

REVIEW: Chimney Replacement

The application relates to the repair and/or reconstruction of the three chimneys which are in urgent need of repair. The north chimney requires repointing, waterproofing and sealing. The east and west chimneys are structurally unsound and are fire risk. Repair of the east chimney will consist of repairing the flues and reconstruction from the roof line. The west chimney will also be reconstructed from the roof line. Materials will match those of the existing chimneys as closely as possible.

Motion made by Alan Harwick to approve the application as submitted. Jim Carden seconded the motion; approved by vote of J. Horvath, P. Fisher-Olsen, E. Brennan, J. Carden, A. Harwick, C. Waters and H. Fischer.

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- **Plate 14 – Sites of Historic Significance**

BI 14 L 1

31-35 Island Road

Whitehouse, NJ

Potential Purchaser: Teresa and Dennis Statue

REVIEW: Demolition of Barn; Addition to House

The applicants are planning to purchase a portion of this Plate 14 property containing a house, barns and other outbuildings. They came before the Commission for a preliminary review of their plans to (i) demolish the existing small barn and attached shed and use the materials from the demolished barn to repair the other barns on the property; and (ii) add an addition with basement and second floor to the house. The addition will include a kitchen, master bedroom suite and wraparound porch, attached garage, and mother-daughter suite on the second floor. The applicants noted that the small barn is structurally unsound and cannot be repaired. The Commissioners reviewed the materials provided and discussed the application. Commissioner Horvath remarked that the barn may be a New World Dutch Barn, which the Commission would want to have preserved. Commissioners Horvath, Carden and Harwick asked if they could see the barn. The applicants will ask the owner. Chairperson Fisher-Olsen advised the need to preserve the main part of the house while making the addition complementary.

- **Minutes**

**June 9, 2015:** Motion to approve, by Alan Harwick, seconded by Herb Fischer, approved by vote of J. Horvath, P. Fisher-Olsen, E. Brennan, J. Carden, A. Harwick, C. Waters and H. Fischer.

**August 11, 2015:** Motion to approve, as amended, by Alan Harwick, seconded by Chuck Waters, approved by vote of J. Horvath, P. Fisher-Olsen, E. Brennan, J. Carden, A. Harwick, C. Waters and H. Fischer.

- **Old Business**

*Historic District Audit.* Commissioners Woodward and Brennan will meet with Chairperson Fisher-Olsen to prepare the spreadsheets.

*Whitehouse-Mechanicsville Celebration.* Chairperson Fisher-Olsen asked each of the Commissioners to bring baked goods. The Commissioners discussed the placement of the historic district signs at each end of the district

- **Adjournment**

Alan Harwick made a motion to adjourn the meeting. Jim Horvath seconded the motion. All were in favor. Meeting was adjourned at 9:15 pm.

Minutes recorded and submitted by Erin Brennan.