

Historic Preservation Commission  
Township of Readington  
Monthly Meeting Minutes  
May 12, 2015

- **Call to Order**

Chairperson 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.

- **Roll Call**

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

- **Minutes**

**April 14, 2015:** Motion to approve, by Jim Horvath, seconded by Alan Harwick, approved by vote of J. Horvath, P. Fisher-Olsen, E. Brennan, J. Carden, A. Harwick, C. Waters and H. Fischer.

- **Historic Preservation Commission Design Reviews**

- **Whitehouse Station Historic District**

Rockaway Reformed Church

BL 24 L 3

115 Main Street

Whitehouse NJ

Applicant: Rockaway Reformed Church

Contractor: K-Electric, Whitehouse, NJ

REVIEW: Outdoor Safety Lighting

Paul Krasovec from K-Electric and Alternate Commissioner John Woodward represented the applicant. As requested by the Commission at the April 14<sup>th</sup> meeting, the applicant provided photos of each lighting location and a sample of the proposed lighting. The Commission reviewed the photographs, while Mr. Krasovec noted that the stone exterior of the building presented challenges with respect to the mounting of the lights, causing them to be placed as closely to the wood trim as possible. Commissioner Horvath asked if the lantern fixture on the south façade would remain. Mr. Woodward advised that it would. Alternate Commissioner Dandurand requested that the light fixture on the south façade be painted to blend in with the exterior of the building. Alternate Commissioner Dandurand opined that the positioning of the lighting on the

north façade on the dentile molding as indicated by the photograph was obtrusive and should be placed in the arch over the door. Mr. Krasovec explained that he would prefer to use the structure's existing wiring. Commissioner Brennan asked if the lights could be placed on the soffit, similar to the position of the existing spotlight. Mr. Krasovec agreed.

Motion to approve, subject to (i) the fixture on the south façade being painted to blend in with the structure's exterior; and (ii) the fixture on the north façade being placed either in the arch over the door or on the soffit, by Erin Brennan, seconded by Herb Fischer, approved by vote of J. Horvath, P. Fisher-Olsen, E. Brennan, J. Carden, A. Harwick, C. Waters and H. Fischer.

- **Whitehouse-Mechanicsville Historic District**

BI 13 L 27

53 Old Highway Rte. 28

Whitehouse, NJ

Applicant: Alan Harwick

Contractor: Roof Diagnostics Solar & Electric, LLC

1917 Atlantic Avenue

Manasquan, NJ 08736

REVIEW: Solar Panels

The applicant returned to the Commission as an electricity usage review necessitated twenty additional panels to be placed on the house's second story, four of which would be in front of the chimney, towards Old Highway. Both Chairperson Fisher-Olsen and Alternate Commissioner Dandurand raised concerns with the four panels in front of the chimney, stating that they do not meet the Secretary of the Interior's standards and that the Commission cannot set a precedent for not maintaining such standards in an historic district so recently added to the National Register of Historic Places. Mr. Harwick agreed to have the contractor redesign the configuration of the panels, but he requested the Commission to move forward with the approval so that the construction could commence as soon as possible.

Motion to approve, subject to (i) no solar panels being placed in front of the chimney; and (ii) all solar panels remaining on the roof, by Jim Horvath and Jim Carden, seconded by Herb Fischer, approved by vote of J. Horvath, P. Fisher-Olsen, E. Brennan, J. Carden, C. Waters, H. Fischer, and D. Dandurand.

- **Whitehouse-Mechanicsville Historic District**

Bl 13 L 45  
97 Old Highway Rte. 28  
Whitehouse, NJ  
Applicant: Meenu Singh & Kuldeep Singh  
Architect: Ashraf Magab

REVIEW: Demolition of 1850 house and new construction

The applicants propose to demolish the existing two-story, multifamily 19<sup>th</sup> century house and replace it with a one story residential group home to house up to 15 residents with dementia. Commissioner Brennan asked the applicants if an adaptive reuse of the existing building had been considered. Architect Magab replied that the existing structure has settlement and structural issues, and Meenu Singh added that her first concern must be the safety of the residents, making a new building preferable. Commissioner Horvath asked the applicants if the property had already been purchased. Kuldeep Singh replied that the property is under contract but they had not yet closed. Chairperson Fisher-Olsen explained the nature of the historic district to the applicants and suggested that they return with new plans that utilize the existing structure with a rear addition to accommodate the group home.

- **Whitehouse-Mechanicsville Historic District**

Ryland Inn  
Bl 14 L 29  
111 Old Highway Rte. 28  
Whitehouse, NJ  
Applicant: Landmark Developers

REVIEW: Garden Fence

Tabled until June.

- **Old Business**

*Bob Clapp Memorial Trees.* Commissioner Jim Horvath advised that the Museum Committee had agreed to fund the purchase of the trees from the Museum Trust, but they had not yet been purchased. He will advise the Commission when the planting will occur (probably in the fall).

*Haypress Cemetery.* Chairperson Fisher-Olsen reported that she and Commissioner Harwick walked the Haypress Cemetery with John O'Neill, an expert on historic cemeteries engaged

by the Mount Amwell Project, Inc. He will develop a contract between the township and the Mount Amwell Project for the Commission's review. The work would probably take place in the fall. Commissioner Horvath raised a concern of the number of groundhog holes on the property.

*Update of Historic District Maps.* Chairperson Fisher-Olsen noted that she had obtained a list of the Pleasant Run properties along with year built from the Tax Assessor. She will ask the assessor for similar lists for the other districts.

*Whitehouse-Mechanicsville Historic District.* Commissioner Horvath advised that the Museum Committee had agreed to fund the purchase of two signs to be placed on each end of the district and described the types of signs available. Chairperson Fisher-Olsen agreed to photograph the Stanton and Readington signs to provide a model for the Whitehouse sign. The Commission also discussed sending a letter advising them of the availability to purchase plaques for their home, if desired.

*Community Day May 23<sup>rd</sup>.* Chairperson Fisher-Olsen asked for volunteers to occupy the Commission's table at Community Day.

- **Other Business**

*Township Committee Resolution Opposing New Jersey Assembly Bill No 4197 and Any Other Efforts Made by the Senate or Assembly to Reduce Funding for Historic Preservation.* Chairperson Fisher-Olsen provided the commissioners with copies of the resolution.

*Centerville Tavern.* Chairperson Fisher-Olsen presented a copy of the Township newsletter that she had received in her mailbox at the municipal building. On the front of the newsletter was a handwritten question asking her what the Township would do about the Centerville Tavern on the corner of Old York and Pleasant Run Roads, which is deteriorating. The commissioners discussed the matter, but agreed that nothing could be done as the structure is privately owned. Commissioner Fischer suggested presenting the note to the Township Committee.

- **Adjournment**

Alan Harwick made a motion to adjourn the meeting. Jim Horvath seconded the motion. All were in favor. Meeting was adjourned at 8:53 pm.

Minutes recorded and submitted by Erin Brennan.