

Historic Preservation Commission

Township of Readington

Special Meeting Minutes

October 23, 2013

1. 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.

2. Roll Call

In attendance were: Pat Fisher-Olsen, Erin Brennan, Herb Fischer, Jim Horvath, Chuck Waters, and Township Committee liaison Betty Ann Fort.

Absent: Bob Clapp, Clay Mason

3. Historic Preservation Commission Design Reviews

Centerville Historic District

BL L

210 Pleasant Run Road

Neshanic Station, NJ

Applicant: Richard & Margaret Reina

210 Pleasant Run Road

Neshanic Station, NJ

REVIEW: New vinyl siding

The applicant was represented by James T. Markey, the applicant's contractor. Chairperson Fisher-Olsen pointed out that the contractor filled out the paperwork on September 4, 2013, (he downloaded it from the website on 8/20/13) but failed to get it to the Municipal Office for our meeting. He thought he had time to get the paperwork in for the October meeting because at the time he filled out the paperwork the first time our meetings were on the third Tuesday of the Month. He showed up on October 15th and found out the meeting had been the prior week. Since the work needs to be done before the weather turns colder, this special meeting was scheduled.

The Commission reviewed the application and design materials and discussed the matter, including the pros and cons of applying vinyl siding to historic structures. The contractor assured the Commission that the siding would provide no damage to the original structure.

Jim Horvath pointed out the arched window surround for the attic window and asked the contractor if it would be maintained. The contractor assured him that the Azak window trim can be cut to match the existing arched trim.

The application appeared to be in order. The vinyl siding selected for the house along with the window surrounds and the Azak window trim for the arched windows is in accordance with guidelines set forth in Ordinance 18-2004 Section 2, 148-79.2 Historic Areas.

Motion to approve by J. Horvath, second by H. Fischer, approved by vote of H. Fischer, J. Horvath, E. Brennan, P. Fisher-Olsen and C. Waters.

Roof Reviews

- Stanton Historic District

BL 50 L 1.01

126 Dreahook Road

Lebanon, NJ

Applicant: Barry Mattozzi

126 Dreahook Road

Lebanon, NJ

The application relates to the replacement of existing leaking roof shingles with new architectural fiberglass shingles in Williamsburg Slate by GAF.

The application appeared to be in order. Replacing the existing roof shingles with new architectural fiberglass shingles in Williamsburg Slate by GAF is in accordance with guidelines set forth in Ordinance 18-2004 Section 2, 148-79.2 Historic Areas,

Motion to approve by J. Horvath, second by H. Fischer, approved by vote of H. Fischer, J. Horvath, E. Brennan, P. Fisher-Olsen and C. Waters.

- Whitehouse Station Historic District

BL 23 L 16

137 Main Street

Whitehouse NJ

Applicant: 137 Main Street Associates, LLC

137 Main Street

Whitehouse Station, NJ

The application relates to the replacement of the existing roof shingles that had been damaged by Hurricane Sandy with new architectural fiberglass shingles in Harvard Slate by IKO. The Commission agreed that the action is in accordance with guidelines set forth in Ordinance 18-2004 Section 2, 148-79.2 Historic Areas.

Motion to approve by J. Horvath, second by H. Fischer, approved by vote of H. Fischer, J. Horvath, E. Brennan, P. Fisher-Olsen and C. Waters.

4. Other Business

Whitehouse-Mechanicsville State/National Register Nomination

Chairperson Fisher-Olsen advised the members of the Commission that she received a phone call from a woman who lives in Phillipsburg but owns property in the district. The property owner expressed her dissatisfaction with the nomination as she had heard that "her taxes would go up". Upon further discussion with the property owner, Chairperson Fisher-Olsen learned that she had received a letter from Mr. Andrew Nowack of Ryland Developers stating the allegation.

Township Committee liaison Fort noted that Ryland Developers is currently in litigation with the Township. She will inform the Township's counsel in the matter of the letter.

Chairperson Fisher-Olsen noted that the only way taxes would increase was if the value of the property increased and the property was reassessed. There is no reassessment planned for the district. She further emphasized that support was needed at the meeting, and would inform Bob Craig of the SHPO of the letter.

Volunteer Dinner

Chairperson Fisher-Olsen reminded the members of the Commission of the Township's Volunteer Dinner on October 24th.

5. Adjournment

Jim Horvath made a motion to adjourn the meeting. Herb Fischer seconded the motion. All were in favor. Meeting was adjourned at 8:35 pm.

Minutes recorded and submitted by Erin Brennan.

