

WASHINGTON TOWNSHIP HISTORIC PRESERVATION COMMISSION

Minutes for November 18, 2009

Present: Dale Blum, Bill Beute, Caryl Brackenridge, Ed Gagne, Eileen Stokes and Barbara Rossi. This regularly scheduled November meeting of the Historic Preservation Commission, advertised in the *Observer Tribune* and *The Daily Record* in accordance with the Open Public Meeting Act, and posted on the Municipal Building Bulletin Board and the Township web site, was called to order at 7:40 p.m. by Chairman Stokes.

Minutes The October 21, 2009, meeting minutes and the November 4, 2009, workshop minutes were accepted as written.

Applicants:

Long Valley Pub and Brewery, B34L42, 1 Fairmount Rd., German V. Hist. Dist.

Matt Saleeby appeared before the HPC to request a COA approving an outdoor bar to be built on the existing patio. Eileen Stokes made a motion, seconded by Caryl Brackenridge and approved with one abstention (Dale Blum) to issue **COA (RO 11-02-09)** approving the following:

A free standing exterior bar to be located on the northwest corner of the existing patio, per sketch submitted.

Stone base - masonry to match color and stone coursing of original building, topped with slate or bluestone.

Roof - roof line no higher than existing shed entryway with choice of fabric or cedar shingles supported by solid wood framing.

HPC recommends replacing the gable ends with hipped construction to lessen mass.

Splash - Matt Saleeby reported that the soffit on the front of the building has been altered as requested by HPC. He also presented a profile of the window that is being reconstructed on the west side of the first floor.

Sheila Abrams, 296 Sch. Mtn. Rd., B20L44, Sch. Mtn. Hist. Dist.

RO 11-01-09 was issued for a barn roof replacement. No COA was required as dimensional architectural shingle is a pre-approved roofing material in this district.

Schooley's Mountain General Store, Pete Andrich, Sch. Mtn. Hist. Dist.

Building department asked if COA was required before issuing an electrical permit to move the existing ice machine from the back of the building to the side or front. There are no lights involved and the unit is free standing. No COA is required.

Old Business

Zion Lutheran Church - demolition application for old barn has been withdrawn. A letter from Bill Keane dated 10/22/09 explained that the church did not realize the age of the barn until the site visit by HPC commissioners.

Cell tower, Ort Farm - Eileen spoke at the 11/04 Zoning Board of Adjustment meeting to explain that HPC is concerned about the viewscape and that the impact of a cell tower would have to be considered as the area is part of a district expansion study and received

2004 certification of eligibility for the National and State Registers. On 11/18/09 Eileen emailed the FCC regarding a 106 review and its comments on this matter.

Roehrich - The house has been demolished and Eileen thanked the commissioners who helped with the documentation and the volunteers from the Washington Township Land Trust who salvaged historic features for future use in Washington Township.

CAMP attendees - Dale Blum, Leah Korbel, Susan Penney, Barbara Rossi and Eileen Stokes attended this training session.

11 East Mill Rd. - Dale Blum recused herself from this discussion. Eileen told the Building dept. that a COA wasn't required for permit to pour garage floor cement but that lighting must come before the HPC. HPC discussed a picture of the door being proposed.

New Business -

2010 Budget - Barbara Rossi presented the 2010 budget she has prepared to submit to the town. HPC approved.

Township Directory - Eileen asked commissioners to suggest changes to HPC section.

2010 Calendar - Eileen presented the calendar she will submit to the Township.

Meeting Open to the Public

Paul Krylowski referred to his January, 2009, letter to the HPC about work being performed at 6 Schooley's Mtn. Rd. and asked if HPC had discussed it. The Jan. 21 minutes referred to Paul's letter and noted that HPC has been in contact with the owner of the property regarding the work. Eileen pointed out that a letter to the owner reminded him that replaced windows have to be fixed so they replicate the original and original windows can not be removed without an HPC approval.

Paul stated that he felt the HPC should require the owner to remove all the windows and restore them correctly. He explained that he had taken great effort to restore the windows in his own house correctly and others should follow the same standards. Ed Gagne discussed the site visit he and Caryl Brackenridge had made and that HPC had accepted the owner's assertion that the replaced windows would replicate the original when the trim was added. He also noted out that sometimes the only way for HPC to get cooperation from homeowners on most issues is to compromise on some of the details.

The next regularly scheduled meeting will be November 18 at 7:30 p.m.

This meeting was adjourned at 10:10 p.m.

Respectfully submitted,

Caryl R. Brackenridge

2/17/10 Approved as submitted: Motion by Bill Beute, Second by Ed Gagne
Approved: Blum, Beute, Gagne and Stokes.