

WASHINGTON TOWNSHIP HISTORIC PRESERVATION COMMISSION

MINUTES

10/17/12

Present: Ed Gagne, Eileen Stokes, Dale Blum, Susan Penney, Leah Korbel, Jennifer Gorini

Not present: Bill Beute, Barbara Rossi, Gregg Forsbrey

This regularly scheduled October 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 website, was called to order at 7:40 pm by Chairman Stokes.

Minutes:

09/05/2012- Leah Korbel moved that the minutes be accepted with additions. Jennifer Gorini seconded the motion and it passed unanimously. Eileen Stokes, Dale blum, Leah Korbel and Jennifer Gorini voted yes. There were no nays and Ed Gagne and Susan Penney abstained.

09/19/2012- Jennifer Gorini moved that the minutes be accepted with additions. Leah Korbel seconded the motion and it passed unanimously with Gagne, Stokes, Blum, Penney, Korbel and Gorini voting yes. No nays and no abstentions.

There were no applicants present at this (10/17/2012) meeting.

Applicants-

6 West Mill-(B33 L46 , "Spartan Mart")- new sign-Ken Philhower is putting a temporary business in the building. The new sign will be slightly smaller and no COA is needed as it replicates the original. Barbara Rossi spoke with Ken Philhower on October 3, 2012 and approved both.

Christadelphian-Schooley's Mountain Road (B20 L30)-Putting in in ground pool. The pool is being installed in a part of the property that is not in the district.

Old Business-

Middle Valley Bridge-the site manager inquired about acceptable rock for the bridge. Eileen emailed Mr. Konkus and suggested the same color as Zion Lutheran church. Mrs. Stokes told him it should be laid up to look like it's weight bearing and that the mortar work be of good quality (Ed Gagne said the masons should use 9 parts sand to 4 parts cement to 1 part lime) and color. Ed also wants to make sure the construction has drainage between cement and original stone wall for holding dirt and that it needs weep holes. Eileen will attach pictures of what is acceptable and what is not.

Design Guidelines-The design guidelines will be put on the Township website as a pdf. Mrs. Stokes noted that awnings are not covered in the guidelines and suggested that the HPC write something, based on the preservation brief, regarding them. Mrs. Stokes also suggested that the HPC should add more information regarding outbuildings.

Chairman Stokes suggested that copies of the new design guidelines be sent to Debbie Burd, the Planning Board, the Building Department, the Zoning Board, and that hard copies (possibly spiral bound) be available in the library and the building department. It was also suggested that individuals be permitted to download a copy if desired.

New Business-

18 Pleasant Grove Road is in the process this week of getting a conditional Certificate of Occupancy (CO) from the Township. FYI: It has been painted. The columns were added in 1911 there was an earlier porch.

The Commission decided not to hold its November 21 meeting, as it is the day before Thanksgiving. The next meeting will be Wednesday November 7, 2012.

The meeting was adjourned at 9:27 PM.

Respectfully submitted,
Leah Korbelt

December 19, 2012: Motion to accept the minutes as amended by Jenifer Gorini, second by Leah Korbelt. Ayes: Blum, Korbelt, Stokes, Gorini. Nays: 0. Abstained: Rossi, Forsbrey
Approved.