

Historic Preservation Commission
Monthly Meeting Minutes
February 11, 2020

- Call to Order

Chairperson Pat Fisher-Olsen called the meeting to order at 7:31 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, Alan Harwick, Erin Brennan, Jim Carden, Herb Fischer, Chuck Waters, John Woodward and Alternate Commissioner Dana Maurer. Alternate Commissioner Stephen Nees was absent.

- Historic Preservation Commission Design Reviews

- Whitehouse Station Historic District

- BI 34 L 5

- 112 Main Street

- Whitehouse Station, NJ

- Owners: 110-112 Main LLC

- Represented by: Carlos Vitale

- Property Name: Zook Building

- Review: replacement of windows and siding

The application relates to the renovation to the above-referenced building, namely the replacement of the existing windows with vinyl replacement windows with commercial-grade double-paned glass. In addition, the applicant intends to repair and paint the stucco sides of the building. The Commissioners discussed the application.

The applicant asked the Commission's opinion on colors for the stucco. The Commissioners agreed that beige would be appropriate. The Commissioners also discussed signage and lighting with the applicant.

The applicant also mentioned that the Zoning Officer indicated that awnings were prohibited in the township. Chairperson Fisher-Olsen disagreed, as the historic preservation ordinance stated that awnings were encouraged on non-residential buildings¹. Chairperson Fisher-Olsen will speak with the zoning officer.

Motion by Jim Carden to approve the application as submitted, pending the approval of the awnings by the zoning officer and provided that the applicant submit all additional design elements, including but not limited to lighting, signage and banisters. Alan Harwick seconded the motion. Approved by vote of P. Fisher-Olsen, A. Harwick, E. Brennan, J. Carden, H. Fischer, C. Waters and J. Woodward.

¹ See Readington Township Land Development Ordinance 18-2004, 148-79.2, 6A.

- Minutes. The commissioners reviewed the draft minutes from the January 14, 2020 meeting. Jim Carden moved that the minutes be approved as submitted. Alan Harwick seconded the motion. All were in favor.
- Old Business
 - *Three Bridges National Register Application*: Chairperson Fisher-Olsen presented copies of the preliminary application questionnaire to the Commissioners. The Commissioners agreed that the district falls under Criteria A – District is associated with events that have made a significant contribution to the broad patterns of our history; and C – District embodies the distinctive characteristics of a type, period or method of construction. Chairperson Fisher-Olsen also mentioned that she needed additional photographs and inventory of the outbuildings in the district. Alternate Commissioner Maurer agreed to work on this.
 - Commissioner Carden brought up the search for the R sign for the Ryland Inn. Alternate Commissioner Maurer will ask for help on the Whitehouse Facebook page.
- Other Business
 - Chairperson Fisher-Olsen presented copies of the Guidelines to become a Certified Local Government (“CLG”) under the New Jersey Historic Preservation Office. She asked the Commissioners to read the guidelines and be prepared to discuss them for the next meeting.
 - Chairperson Fisher-Olsen then advised the Commissioners that the Stanton General Store had installed a propane-powered generator and propane tank without first getting a permit or coming before the Commission. Vice-Chair Harwick suggested to recommend to the zoning officer that the appropriate summons be issued.

Motion by Alan Harwick for the Chairperson to recommend to the zoning officer to issue the appropriate summons to the owners of Bl 50 L 6, the property commonly known as the Stanton General Store, with respect to the generator and propane tank installed on the property. Jim Carden seconded the motion. Approved by vote of P. Fisher-Olsen, A. Harwick, E. Brennan, J. Carden, H. Fischer, C. Waters and J. Woodward.

Herb Fischer made a motion to adjourn the meeting. Erin Brennan seconded the motion. All were in favor. Meeting was adjourned at 8:45 pm.

Minutes recorded and submitted by Erin Brennan.