

Historic Preservation Commission  
Meeting Minutes  
March 14, 2023

- **Call to Order**

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. The meeting was held at the Readington Township Municipal Building.

- **Roll Call**

In attendance were Commissioners Pat Fisher-Olsen, Alan Harwick, Erin Brennan, Sarah John, Steve Nees and Chuck Waters. Commissioner Jim Carden and Alternate Commissioner Dana Maurer were absent.

- **Alternate Commissioner Herb Fischer** The Commission acknowledged the recent death of Alternate Commissioner Herb Fischer at age 98. Herb served on the Commission for many years.

- **Historic Preservation Commission Design Reviews**

*Plate 14 – Sites of Historic Interest*

BI 10 L 19.02

- Review:           1. Pool  
                          2. Solar Installation

Chair Fisher-Olsen recused herself as she is a client of the designer and left the room. Vice-Chair Harwick led the discussion.

1. The application relates to (i) the removal of the existing bluestone/brick patio and in-ground liner pool adjacent to the side of the dwelling; (ii) installation of a new gunite swimming pool with natural stone veneer coping, quartz dust plaster approximately 80 feet from the rear of the dwelling; (iii) construction of an outdoor fireplace of country fieldstone veneer, wood mantel and galvanized steel chimney cap to the east of the proposed pool; (iv) construction of a timber framed pavilion over the proposed outdoor fireplace patio; (v) construction of a thermal finish bluestone patio adjacent to the proposed pool on three sides; (vi) construction of a new thermal finish bluestone patio and stepping stones on the north side of the dwelling; and (vii) construction of a post and rail pool fence with pool code wire mesh as well as a wire mesh deer fence in the wooded area behind the new pool and patio. The commissioners discussed the application.

Motion made by Steve Nees to approve the application as submitted. Sarah John seconded the motion. Motion approved by: Alan Harwick, Erin Brennan, Sarah John, Steve Nees and Chuck Waters.

2. The second application relates to the installation of 2 arrays of 32 Q-cell solar panels at a 35 degree tilt on the south-facing portions of the roofs on the barn and run in shed. In addition, the barn and shed will be painted in Sherwin Williams 7020 Black Fox with the trim in Sherwin Williams Black. The commissioners discussed the application.

Motion made by Steve Nees to approve the application as submitted. Sarah John seconded the motion. Motion approved by: Alan Harwick, Erin Brennan, Sarah John, Steve Nees and Chuck Waters.

The applicant's representative then requested approval for replacement windows for the barn and shed. As the request was not included in the application, Vice-Chair Harwick advised that a new application would be required for the windows.

#### *Stanton Historic District*

BI 60 L 4.02

Review: In-ground pool

The application relates to the installation of (i) a 25' x 50' inground vinyl swimming pool located 25' from the rear of the house; (ii) a border of precast concrete pavers to surround the pool to provide a safe walking area; (iii) a 6' black aluminum fence with a latching gate to surround the pool and (iv) Installation of pool filter to be installed on the south side of the property. The commissioners discussed the application.

Motion made by Erin Brennan to approve the application as submitted, provided that information on the fence material and design will be submitted to the Historic Preservation Office at the Township Municipal Building for final approval by the HPC Chair. Alan Harwick seconded the motion. Motion approved by: Pat Fisher-Olsen, Alan Harwick, Erin Brennan, Sarah John, Steve Nees and Chuck Waters.

#### *Whitehouse Station Historic District*

BI 24 L 3

Rockaway Reformed Church

Review: Flat roof replacement

The application relates to the removal of the existing flat roof and drip edge on the rear addition to the church, and the small portico roof over the side entrance. All layers will be removed down to the roof decking. The decking will be inspected, and any rotted plywood will be replaced. The replacement roof will consist of Versico black .060 reinforced EPDM fully adhered rubber membrane roofing material and the drip edge will be of white 0.32 heavy aluminum. The commissioners discussed the application.

Motion made by Alan Harwick to approve the application as submitted. Chuck Waters seconded the motion. Motion approved by: Pat Fisher-Olsen, Alan Harwick, Erin Brennan, Sarah John, Steve Nees and Chuck Waters.

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BI 31 L 3

Review: Installation of canvas canopy and sign.

The application relates to the installation of a charcoal grey Sunbrella canvas canopy on the ground floor façade of this commercial building. The business name will be in block capitals across the lower edge of the canopy. In addition, 2 20" diameter round window decals with the business' name and logo will be positioned on the storefront windows to the left and right of the door. The commissioners discussed the application.

Motion made by Sarah John to approve the application as submitted. Steve Nees seconded the motion. Motion approved by: Pat Fisher-Olsen, Alan Harwick, Erin Brennan, Sarah John, Steve Nees and Chuck Waters.

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BI 32 L 8

Review: Front façade renovation, signage

The application relates to (i) the replacement of the 2 sets of parallel windows on the front façade with 2 54" x 78" tamper-proof plate glass windows; (ii) replacement of the existing solid door with glass and wood double doors; (iii) painting the entire building in desert stone with a terra brown front roof and charcoal shutters and trim; and (iv) installation of a white Azek sign with the black logo for "good days café," as shown in the application, to be located in the front of the building in the location of the former sign (if possible); and (v) "COFFEE" in metal letters across the front roof. The commissioners discussed the application.

The applicant was informed that the metal letters across the front roof would not be appropriate for the historic district.

Motion made by Alan Harwick to approve the application as submitted with the exception of the request to place metal letters on the front roof. Sarah John seconded the motion. Motion approved by: Pat Fisher-Olsen, Alan Harwick, Erin Brennan, Sarah John, Steve Nees and Chuck Waters.

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BI 29 L 2

Review: Sign

The application relates to the installation of a 2" x 48" slatted wood sign with the black letters in script over printed with the business' name. The sign will be installed in the exact location of the sign for the former tenant. The commissioners discussed the application.

Motion made by Alan Harwick to approve the application as submitted. Chuck Waters seconded the motion. Motion approved by: Pat Fisher-Olsen, Alan Harwick, Sarah John, Steve Nees and Chuck Waters. Motion denied by Erin Brennan as the sign was attached to the building.

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*Three Bridges Historic District*

BI 91 L 3

Review: Fence

The application relates to the installation of a six foot high wooden dog-eared stockade fence on the east side of the property from the barn to the existing gate. The commissioners discussed the application.

Motion made by Sarah John to approve the application as submitted. Alan Harwick seconded the motion. Motion approved by: Pat Fisher-Olsen, Alan Harwick, Erin Brennan, Sarah John, Steve Nees and Chuck Waters.

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*Pleasant Run Historic Corridor*

BI 52.01 L 17

Review: Addition

Tabled at the request of the architect.

- **Minutes.**

*January 9, 2023.* Motion to approve by Alan Harwick and seconded by Sarah John. All were in favor except for Steve Nees, who abstained.

*February 14, 2023.* Motion to approve by Alan Harwick and seconded by Sarah John. All were in favor

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- **Other Business.**

- **Local District Signage:** In process.
- **Certified Local Government:** In process.

- **Adjourn.** Alan Harwick made a motion to adjourn the meeting. Erin Brennan seconded the motion. All were in favor. Meeting was adjourned at 9:10 pm.

Minutes prepared and submitted by Erin Brennan