

Historic Preservation Commission
Meeting Minutes
November 14, 2023

- **Call to Order**

Pat Fisher-Olsen called the meeting to order at 7:31 p.m. 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, Jim Carden, Sarah John, Steve Nees and Chuck Waters. Alternate Commissioner Dana Maurer was absent.

- **Historic Preservation Commission Design Reviews**

Stanton Historic District

BI 44 L 42

Review: Portico Roof

The application relates to the construction of a new entrance portico over the front door. The portico roof will be a black metal standing seam roof over a synthetic roof underlayment installed over $\frac{3}{4}$ " plywood on 2' x 6' – 16" on enter rafters with wood finish. The new roof will match the existing front-facing black metal standing seam roof. The commissioners discussed the application.

Motion made by Alan Harwick to approve the application as submitted to the Commission, including the updated color drawings. Sarah John seconded the motion. Motion approved by: Pat Fisher-Olsen, Alan Harwick, Erin Brennan, Jim Carden, Sarah John, and Chuck Waters. Steve Nees recused himself due to a conflict.

BI 63 L 49

Review: New Porch

The application relates to the construction of a new open porch to the north and east sides of the nineteenth-century two-story farmhouse. The porch will continue the roofline of the existing enclosed porch on the northwest corner of the house. The roof on that section will be replaced with the same metal roof as the new porch. The porch piers will be 8" square painted wood below a painted wood beam. The ceiling will be painted wood beaded boards. The piers will be faced with native stone gathered from the property. The porch deck will be painted with 1x4 tongue and groove boards. Colors will be traditional and will match the house, i.e., white trim wood (posts and beams), gray porch floor, and light blue porch ceiling. The commissioners discussed the application.

Motion made by Steve Nees to approve the application as submitted to the Commission. Chuck Waters seconded the motion. Motion approved by: Alan Harwick, Erin Brennan, Jim Carden, Sarah John, Steve Nees, and Chuck Waters. Pat Fisher-Olsen recused herself due to a conflict.

Pleasant Run Historic District

BI 64 L 37.23

Review: Generator Installation

The application relates to the installation of a new 20W Kohler Residential Standby Generator in a garden bed at the rear of the property as indicated in the site plan provided with the application. The generator location will not be visible from the street. The commissioners discussed the application.

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

Plate 14 – Sites of Historic Interest

BI 62 L 3

Review: Roof Mounted Solar Installation

The application relates to the installation of a residential roof-mounted solar PV system. The applicant provided updated drawings to the Commission at the meeting. Pursuant to the updated drawings, the panels are to be installed on the rear roof of the house and the rear roof of the secondary building behind the house. The solar panels and micro-inverters are all black and will blend in with the roof shingles. The control panel will be located at the rear of the house near the HVAC system. The installation will not be visible from the road. The commissioners discussed the application.

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

- **Minutes**

- *October 10, 2023*: Motion to approve the minutes as amended made by Sarah John and seconded by Alan Harwick. All were in favor. Jim Carden abstained.

- *October 24, 2023:* Motion to approve the minutes as submitted made by Alan Harwick and seconded by Sarah John. All were in favor.
- **Other Business.**
 - *Hunterdon County Master Plan:* Chair Fisher-Olsen advised the commissioners that the county is updating the historic sites element of its master plan and will be assessing the activities of the commissions in each township. She further noted that the commissioners will have to prepare descriptions for the structures not originally included in the original 1979 master plan element.
 - *Taylor's Mill:* Chair Fisher-Olsen advised the commissioners of the clean up planned for Sunday, November 19th. She further advised that the Township had approved \$2500 to reset the stone that had been damaged. In addition, an NJIT honors architecture student will, as an intern, prepare the measured drawings.
- **Adjourn.** Alan Harwick made a motion to adjourn the meeting. Sarah John seconded the motion. All were in favor. The meeting was adjourned at 8:25 p.m.

Minutes prepared and submitted by Erin Brennan.