

# Franklin Township Historic Preservation Commission

## Minutes of the Regular Monthly Meeting

February 7, 2008

Location: Franklin Township Municipal Building, 475 DeMott Lane, Somerset, NJ  
Date: February 7, 2008  
Call to Order: The meeting was called to order at 7:35 by Tom Gale, in accordance with the Open Public Meeting Law of 1975.  
Attending: Tom Gale, Susan Goldey, Idaherma Williams, Liz Krauthammer, Nancy Hohnstine, Bob LaCorte, Bill Mundt, Bob Mettler, Jean Ambrose  
Absent: JoAnn Kaiser, Kathryn Orlando, Barbara Lawrence  
Guests: William & Lynne Bennett, Karl Berkuta, John Rok

**A motion was made and carried to suspend the rules and do the business of reorganization after hearing the applications.** (Motion: R. LaCorte, 2<sup>nd</sup>: L. Krauthammer)

### Formal Review Actions

1. Review of the application of William and Lynne Bennett, 45 South Middlebush Road, Somerset, NJ 08873. Re: Request for approval of an application to extend a 10' rear single story addition another 20' creating a 30'x29' 4" addition at 45 South Middlebush Road, Middlebush, NJ. Block 80 Lot 14 Zoned R-20-H located within the Middlebush Local Historic District. File No. 0802071

The Bennetts believe the house dates to the early 1900's and that previously there was an extension on the house that had been removed. The plans are for an addition that will have the same look as the original house with regard to roofing and siding materials.

The application was approved unanimously. (Motion: N. Hohnstine, 2nd: R. LaCorte. Ms. Ambrose did not vote as she is not yet a sworn in member.)

2. Review of the application of Karl Berkuta and John Rok, 145 Major Road, Monmouth Jct., NJ, 08852. Re: Request for approval of a proposal to demolish the existing building and construct a new two story single family residence at 9 Union Street, Kingston, NJ. Block 3 Lot 5.03 Zoned R-10-H located within the Kingston Local Historic District. File No 0802072.

The request to demolish the existing building was approved. (Motion: R.LaCorte, 2nd: S. Goldey, Passed 5:2 by voice vote.)

Although a letter from Mr. Patrick Kane of Restoration Carpenters stated that, after inspecting the premises, in his opinion there was virtually nothing worth preserving, two members expressed concerns about allowing the demolition of the existing building before acceptable plans for a replacement structure were presented.

Nancy Hohnstine requested that before demolition a photographic record be made of any historic fabric found, and that any artifacts be preserved and donated to the appropriate agency.

The Commission felt that the house plans that were presented were very inappropriate for the Village of Kingston and gave numerous suggestions for creating a design that would produce a marketable house with an appearance that would be congruent with the surrounding architecture and ambience of the village. A major objection to the design presented was the garage door in the front of the building, and concern about space for parking other vehicles. Suggestions for design improvement included: 1) use of

wooden clapboard siding, 2) windows that are not side by side, 3) elimination of multiple gables on same elevation, 4) porch railings and posts that are of turned wood, 5) a setback that is congruent with other buildings on the street, 6) either no garage or a garage with an entrance that is not in the front, 7) provision for parking of a 2<sup>nd</sup> car off street.

### **Informal Reviews**

Included in Formal Review of application of Berkuta and Rok.

### **Election of Officers**

The Officers of the Franklin Township Historic Preservation Commission for 2008 were nominated individually and unanimously voted in.

Chairperson	Tom Gale
Vice Chair	Bob LaCorte
Secretary	Sue Goldey
Secretary Alternate	Idaherma Williams

### **Approval of minutes of December 6, 2007**

The minutes were approved as submitted.

### **Reports**

#### **Open Space Advisory Committee**

Bob LaCorte reported that the Open Space, Agricultural, and Historic Preservation Commission would like to streamline procedures. In that interest it is considering allotting a certain amount of money that, when needed, the Historic Preservation Commission can grant to applicants whom they have approved as needing and meeting the criteria of receiving such funds, without review and approval the Open Space Agricultural and Historic Preservation Commission.

### **Unfinished Business**

#### **Brochure**

The Commission directed the Secretary to get the brochure printed at the price of \$75, at Somerset Management Co. (Chip Hoover) but authorized her to go up to \$100 if a more attractive paper could be used.

The Commission noted with pleasure that Idaherma William's woodcut print of the Blackwell's Mills Bridge Tender's Station, which she donated to the Township, is now displayed in the Conference Room.

#### **Budget**

The HPC has always been unclear about getting budgeted money. Three questions arose:

- 1) We submitted a budget last April. We believe the fiscal year is from July to June. The budget was approved in September or later. Are the funds we requested for expenses from July 2007 to June 2008 or for January to December of 2008?
- 2) We submitted a budget of \$2700. Was all that money approved?
- 3) We submitted a budget with expenses for three categories, each with two line items. Are these monies fungible?

#### **Publication of Minutes**

Tom Gale related to new members that our minutes are being published on the Township Website as a "below the fold" part of the Open Space Advisory Commission page, and suggested that it be one of our 2008 goals to get our own page on the Township Website. In addition to minutes we will want to publish the brochure and other items.

### **New Business**

A request from Susan Goldey for reimbursement toward the expenses for the course at Drew University, Introduction to American Interiors, 1830-1955, in the amount of \$400 was approved unanimously. (Motion: T. Gale, 2<sup>nd</sup>: R. LaCorte)

### **Correspondence**

1. Letter from The Rockingham Association, mailed 12/10/07. Re: Membership application.
2. Letter from the Crossroads of the American Revolution Association, mailed 12/22/07. Re: Request for support through contributions.
3. Memorandum from Ann Marie McCarthy, Township Clerk, dated 1/9/08. Re: 2008 Appointments.
4. Memorandum from Ann Marie McCarthy, Township Clerk, dated 1/11/08. Re: Request for Task Force on Open Space and Parks in Southern Portion of Township representative.
5. Amended Memorandum from Ann Marie McCarthy, Township Clerk, dated 1/11/08. Re: 2008 Appointments.
6. Letter from the Somerset County Cultural and Heritage Commission, mailed 1/15/08. Re: Fifteenth Annual Somerset County Historic Preservation and History Recognition Awards.
7. Letter from the History Press, dated 1/21/08. Re: Request for contributions to historic publications.
8. Letter from E2 Project Management LLC, sent 1/24/08. Re: Notification of crane test to demonstrate visual effect FCC undertaking "Franklin 7" New York SMSA Limited Partnership d/b/a Verizon Wireless at 568 South Middlebush Road, Somerset, NJ on February 16, 2008, 10 AM to 3 PM to demonstrate the visual effect of the proposed 21' diameter 105' tall concrete silo and 20' dome.
9. Copy of a letter from Bill Mundt, dated 1/25/08. Re: Acceptance of appointment to the HPC and submission of Oath of Office (document submitted with original only).
10. Memorandum from Ann Marie McCarthy, Township Clerk, dated 1/29/08. Re: Submission forms for 2008 information including officers, attendance, and minutes.
11. Memorandum from Ann Marie McCarthy, Township Clerk, dated 1/29/08. Re: 2008 Appointments.

There was discussion on correspondence items #6 and #8

Tom Gale suggested that we nominate a property on Canal Road which was restored by Mike Sassman. Nancy suggested that we contact Sassman for information to complete the application. No decision was made.

Susan Goldey expressed grave concerns about the impact of a cell tower, even disguised as a silo, on the unique roofscape of the farm on which it is proposed at 568 South Middlebush Road. The crane test is on Saturday, February 16, 2008. The Commission will keep an eye on this project.

### **Public Discussion**

None

### **Upcoming meetings**

#### **Next HPC Meeting Announcement:**

March 6, 2008

### **Adjournment**

A motion to adjourn was made and passed at 10:00 PM.

### **Submitted By:**

*Susan Goldey*

Ec: Franklin Township Historic Preservation Commission members

Franklin Township Clerk's Office, Ann Marie McCarthy  
Franklin Township Planning Office, Olga Burke  
Franklin Township Manager, Ken Daly  
Franklin Township Purchasing & General Services Administrator, Joyce Miller