

**Franklin Township Historic Preservation Advisory Commission  
Minutes of the Regular Monthly Meeting  
January 9, 2013**

**Location**

Franklin Township Municipal Building, 475 DeMott Lane, Somerset, NJ.

**Call to Order**

The meeting was called to order by Chairman Tom Gale at 7:32 p.m. in accordance with the Open Public Meeting Law of 1975.

**Attendance**

Members –Tom Gale, Anthony Ganim, Susan Goldey, Bob LaCorte, Barbara Lawrence, Barbara ten Broeke, John Walker  
Council Member-- Ted Chase  
Staff—Vince Dominach

**Absent**

Members-Jean Ambrose, Andrew Burian  
Alternate-Nancy Hohnstine  
Historian-Bob Mettler  
Historic Preservation Consultant-Wayne McCabe

**Guests**

Mike Sassman (Higgins House)  
Veronica Krieger (Higgins House)  
Constance and Gerald Jurrens (55 Laurel Avenue)  
Arie Behar (475 Canal Road)  
Ted Mandalakis (Re: 2 Elm Street)

A motion to amend the agenda to consider Formal and Informal Reviews as the first items was made and seconded (LaCorte, Goldey), and passed unanimously.

**Formal Reviews**

1. Review of the application of Gerry and Constance Jurrens, 55 Laurel Avenue, Kingston, NJ, 08528. Re: Request for approval of a Certificate of Appropriateness application to install a backup generator on a 3'x10' concrete pad off the NW corner of the house at 55 Laurel Avenue, Kingston, NJ Block 5.02 Lot 156.04 Zoned R-10-H located within the Kingston Local Historic District. File No. 1301091

Mr. & Mrs. Jurrens presented two photographs and a survey map of their approximately 70 year old frame house in Kingston and stated that they wished to install a generator on the side of the house behind existing shrubbery, and that they plan to add another shrub to hide the apparatus. Specs for the generator were provided.

A motion was made and seconded (LaCorte, ten Broeke) and passed unanimously to approve the request as there would be no negative impact on the Kingston Historic District.

A motion to consider a change in a previously approved application was made and seconded (Goldey, LaCorte) and approved unanimously. 2

2. Review of the application of Higgins House Realty, 4451 Route 27, Princeton, NJ, 08543. Re: Request for approval of a Certificate of Appropriateness application to amend previous approval to allow a change of door style for the Annex building at 4451 Highway 27, Kingston, NJ Block 5.02 Lot 119.01 Zoned N-B-H located within the Kingston Local Historic District. File No. 1301092

Mike Sassman and Veronica Krieger presented a photograph of an existing barn on the property (the Higgins House), a drawing of the previously approved door, and a depiction of an Amish shed with paneled double doors. They stated that the newly proposed doors for the barn ("annex") will be the same as the doors on the Amish shed, will have standard hinges and latches and that the paint scheme will match existing buildings on the property.

A motion was made and seconded (LaCorte, Lawrence) and passed unanimously to approve the application as submitted.

3. Review of the application of Higgins House Realty, 4451 Route 27, Princeton, NJ, 08543. Re: Request for approval of a Certificate of Appropriateness application to install a 10'x10' storage shed at 4451 Highway 27, Kingston, NJ Block 5.02 Lot 119.01 Zoned N-B-H located within the Kingston Local Historic District. File No. 1301093

Mike Sassman and Veronica Krieger presented a depiction of a 10'x10' front gable shed with double doors, site plans, and photographs of the proposed site of the shed. They stated that the shed, that was not in the original proposal for the property, was needed for the storage of landscaping equipment, etc. Complete specifications for the structure were also provided. The proposed color scheme will match existing buildings on the site.

A motion was made and seconded (LaCorte, ten Broeke), and passed unanimously to approve the application as submitted

4. Review of the application of Arie Behar and Julie Suesserman, 475 Canal Road, Somerset, NJ, 08873. Re: Request for approval of a Certificate of Appropriateness application in connection with a hardship variance before the Zoning Board of Adjustment to remodel the single family dwelling and add an attached garage at 475 Canal Road, Somerset, NJ Block 59.01 Lot 2.01 Zoned CP located within the D&R Canal Local Historic District. File No. 1301094

Mr. Behar presented floor plans, elevation designs, and a written description of a proposed addition to the house at 475 Canal Road. Photographs of the existing house were also provided. Mr. Behar stated that he had abandoned a plan for a new house on the site in favor of remodeling the existing house and adding garages. The previous plan had been approved by the Commission. Mr. Behar stated that he believed that the new plan is more appropriate to the area.

A motion was made and seconded (LaCorte, Lawrence) and passed unanimously to approve the application as submitted.

### **Informal Review**

1. Mr. Ted Mandalakis approached the Commission seeking information about requirements of the Township Historic Preservation Ordinance as he is considering purchase of the property at 2 Elm Street, East Millstone. Mr. Mandalakis stated that if he purchased the property, he would like to build a three bay garage on the property to house two antique cars. There was discussion regarding researching previous permits, zoning variances that may be needed and bulk requirements that must be met. Mr. Mandalakis was advised to continue his research.

### **Reorganization**

The following candidates for office were nominated by Bob LaCorte and approved by acclamation.  
Andrew Burrian, Chair  
Tom Gale, Vice Chair  
Susan Goldey, Secretary  
Barbara ten Broeke, Secretary-Alternate

### **Schedule of meetings**

A schedule of meetings prepared by Tom Gale (attached) was approved unanimously. In general the Commission will meet the first Tuesday of the month, except for November, when it will meet on the second Wednesday.

### **Correspondence**

None

### **Approval of Minutes**

The minutes of the December meeting were approved as submitted.

### **Reports**

1. Historic Preservation Consultant Wayne McCabe was not present. Barbara Lawrence expressed concern that we are losing opportunities to obtain grants, and possibly FEMA money if any of the Township owned properties suffered damage from the hurricane. The Commission was also concerned about not moving forward with CLG.
2. Township Open Space Advisory Committee Barbara Lawrence will attend the OSAC on January 15 to discuss funding sources for the proposed Agricultural Heritage Center.

### **Unfinished Business**

1. By-laws. In committee
2. Certified Local Government. Tom Gale and Ted Chase will approach Vince Dominach regarding moving forward on the CLG application.
3. Goals. Barbara Lawrence proposed some specific goals that the Commission could adopt for the year, with markers for their achievement. The Commission gave input, and Barbara will make modifications and send them via email.

### **New Business**

1. Bob LaCorte presented photos of South Middlebush Road where there is a trail crossing and also of New Brunswick Road where there is an electrified sign signally where golf carts cross. LaCorte feels that the trail crossing is very dangerous and was seeking input from the Commission on how to make it less so. The Commission concluded that the signage should be on the trail, not the road.

### **Upcoming meetings**

January 15-Open Space Advisory Committee

### **Next Meeting Announcement**

February 5, 2013

### **Adjournment**

A motion to adjourn was approved unanimously at 10:23.

Ec: Mark Healey, Director of Planning  
Vince Dominach, Senior Zoning Officer  
Robert Vornlocker, Township Manager  
Ann Marie McCarthy, Township Clerk  
Attachments: 2013 Schedule of meetings  
2013 Goals

# TOWNSHIP OF FRANKLIN

## HISTORIC PRESERVATION ADVISORY COMMISSION

### 2013-14 MEETING SCHEDULE

The Franklin Township Historic Preservation Advisory Commission generally holds regular meetings on the first Tuesday of the month at 7:30 PM in the Franklin Township Municipal Building at 475 DeMott Lane, Somerset, New Jersey.

Special meetings are scheduled as needed and will be announced as they are fixed.

All meetings are established, published, made available, and open to the public in accordance with the Open Public Meetings Act P.L. 1975, Chapter 231 of the Laws of the State of New Jersey.

The following are the scheduled meeting dates of the Commission in 2013-14:

February 5, 2013

March 5, 2013

April 2, 2013

May 7, 2013

June 4, 2013

July 2, 2013

August 6, 2013

September 3, 2013

October 1, 2013

November 13, 2013

December 3, 2013

January 7, 2014

Adopted by the FTHPAC on 1/9/13

FRANKLIN TOWNSHIP HISTORIC PRESERVATION COMMISSION  
**GOALS AND OBJECTIVES – 2013**

- Promote the preservation and restoration of the Township’s historic buildings, sites and districts.
- Protect historic structures located in historic districts from insensitive encroachment, renovation and/or demolition.
- Protect historic viewsheds.

**OBJECTIVES: 2013**

	STARTER	PROGRESS	YES	WHO AND WHEN
Develop design guidelines for roofing and windows of historic properties.	Identify periods of construction with roofing and window types	Research existing guides and compile appropriate information for Franklin Township	Complete guide and post on website	BL, SG, AG
Deliver workshop on HP and roof/windows in one historic district	Prepare presentation based on guideline research	Organize workshop host, publicity	Hold workshop in East Millstone during Historic Preservation month	
Identify Franklin’s most endangered sites/local district.	HPAC holds session and identifies criteria for selection and initial prospects	HPAC seeks public input	Endangered site identified and publicized; process for annual selection in place	

BL 1/17/13