

**Franklin Township Historic Preservation Advisory Commission
Minutes of the Regular Monthly Meeting
October 1, 2013**

Location

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

Call to Order

The meeting was called to order by Chairman Andrew Burian at 7:31 p.m. in accordance with the Open Public Meeting Law of 1975.

Attendance

Members –Jean Ambrose, Andrew Burian, Tom Gale, Anthony Ganim, Susan Goldey, Bob LaCorte, Barbara Lawrence, Barbara ten Broeke
Staff—Vince Dominach

Absent

Alternate—Nancy Hohnstine
Council Member—Ted Chase
Historian—Bob Mettler

Guests

Marcie Fiorentino (The Center School)
Gennaro Costabile (4587 Route 27)
Cholly Keintz (14 Crescent Drive)
Jeff Kusmick (4587 Route 27)
Peter Lanfrit (4587 Route 27 and 2 Riverview Drive)
Joachim Messing (14 Neuville Drive)

Formal Reviews

1. Review of the application for Certificate of Appropriateness by Gennaro Costabile of 36 Union Street, Princeton, NJ 08540 for modification of building and change of use to be used as a deli-market at 4587 Route 27, Kingston, NJ Block 3 Lot 17, zoned NB and located within the Kingston Local Historic District. File # 13-000020

Peter Lanfrit, attorney for the applicant, described the planned modification of the building from a two unit to a one unit retail area. Architect Jeff Kusmick presented the architectural design which included plans to resurface the store front portion of the building with stucco and a cultured stone base, all in earth tones. There will be one front door instead of two, and that will be lowered to be within 6" of the sidewalk. The two large store windows will remain; five windows on the south elevation will be eliminated. Cladding on the upper part of the gable sides of the building will be clapboard.

An existing eyebrow design awning may be replaced with a similar one.

It was noted that future installations of the awning and signs need to be reviewed by the Commission.

A motion was made and seconded (LaCorte, Lawrence) and approved unanimously, to accept the application as submitted, with the condition that wood, not vinyl, clapboard be installed.

2. Review of the application for Certificate of Appropriateness by The Center School of 580 Old York Road, Branchburg, NJ 08876 for modifications of building and site for conversion to special needs school at 2 Riverview Drive, Somerset, NJ 08873 Block 517.03 Lot 3.10, zoned M-1 and located within the Delaware and Raritan Canal Historic District. File # 13-000021

Peter Lanfrit, Attorney for the Center School, and Jeff Reynolds, Project Manager, presented plans for the external modifications of the building and grounds to accommodate a school. A substantial amount of the parking lot blacktop will be removed, and will be replaced with a playground, a patio and a vegetable garden. The existing entrance will be made handicap accessible, and a new entrance will be installed on the east side of the building. A chain link fence will be installed on the north side of the parking lot, but will be hidden by the vegetation. A decorative, tubular metal fence will be installed on the east side. The awning will be replaced.

A motion was made and seconded (LaCorte, ten Broeke) and passed unanimously, to approve the application with the condition that the chain link and decorative fences be dark in color, and that the new awning be of approximately the same size as the existing one.

3. Review of the application for Certificate of Appropriateness by Joachim and Rita Messing of 12 Neuville Drive, Somerset, NJ 08873 for demolition of a garage at 14 Neuville Drive, Block 259 Lot 52, zoned R-20 and located within the Delaware and Raritan Canal Historic District. File # 13-000022

Mr. Messing explained to the Commission that he had purchased the property adjacent to his home in the year 2000, demolished the existing house, but left the garage for storage. He now wishes to demolish the garage and is planning to construct a house on the property. Mr. Messing showed preliminary plans for the new house.

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

4. Review of the application for Certificate of Appropriateness by Trenton Roofing & Siding (Cholly Keintz), 803 Liberty Street, Trenton, NJ 08611 for roof replacement already completed at 12 Crescent Drive, Griggstown, NJ 08540 Block 14 Lot 28, zoned R-40 and located within the D&R Canal Historic District. File # 13-000023

Mr. Keintz explained that he had applied for a permit to replace the roof at 12 Crescent Drive on August 29, 2013 and on September 19 he proceeded with the job of replacing 3 tab asphalt shingles with dimensional shingles, without the permit in hand. Vince Dominach explained that working before receiving the permit is a frequent practice with

roofing jobs. Mr. Keintz stated that he did not know that 12 Crescent Drive was in a local historic district and that he believed the owner didn't know either. Tom Gale stated that he would have liked to have had the opportunity to review the plans before the work was done, and that he would have recommended using a simulated slate shingle or other material with an historic look. Mr. Keintz was given two copies of the Commission's brochure.

A motion was made and seconded (Gale, Goldey) and passed by a vote of 6:1 with one abstention to approve the application as constructed.

Public Discussion

None

Correspondence

None

Approval of Minutes

The minutes of the meeting of September 3, 2013 were approved as corrected.

Reports

1. Open Space Advisory Committee—Bob LaCorte reported that there were no agenda items pertinent to the HPAC.

2. Stoothoff Gunther—Barbara Lawrence stated that she will appear before the Council to discuss the use of the grant money when Stoothoff Gunther is scheduled on the agenda. Bob LaCorte stated that he will contact Fran Varacalli to ascertain the status of the property.

Unfinished Business

1. Certified Local Government— The application was approved by Council and is awaiting the mayor's signature.

2. Historic structures windshield survey and mapping—Tom Gale, Andrew Burian and Ted Chase reported that they have had discussions with Mark Healey regarding how to best utilize the newest version of the Township's historic structures survey. It was noted that such a survey is a "living document" and will require periodic updating.

Tom Gale and Andrew Burian volunteered to further refine the new list, and recommended that it eventually be posted on the HPAC web page, cautioning that property owners' privacy must be maintained.

Barbara Lawrence stated that she will prepare a presentation for Commission members on tools available from the State for the updating.

3. Window and Roof Workshop—The Commission will be sponsoring an informational program entitled "Windows and Roofs, Preserving Historic Character," on Saturday October 26 at the East Millstone Methodist Church at 2:00 pm. Barbara Lawrence asked Commission members to assist by distributing flyers, manning a table at Canal Fest, and by being present at the "coffee break." Anthony Ganim will do a presentation on the structure and repair of historic windows. Tom Gale will

make copies of Preservation Briefs and other documents. Barbara Lawrence will submit the event announcement to the Township for publication on the website. Jean Ambrose, Sue Goldey, Barbara ten Broeke, Barbara Lawrence, and Bob LaCorte volunteered to be present at Canal Fest to help advertise the event which will take place the following Saturday.

4. Continued work at Rutgers Prep—Vince Dominach stated that Rutgers Prep has been issued a summons for noncompliance. He is awaiting their response.
5. Handbook—Jean Ambrose distributed an outline of the proposed content of the handbook and asked Commission members for their input.

New Business

1. It was noted that a new roof has been installed on the Middlebush Church, replacing slate line with dimensional shingles; a Certificate of Appropriateness was not issued. Vince Dominach will inspect.
2. Barbara Lawrence reported on her observations during a recent trip to Gettysburg where she noted a widespread lack of consistency in conforming to design standards, a fact that surprised her. Non-historic construction elements included “fake” shutters and inappropriate roofing materials.

Upcoming Meetings

Commission sponsored workshop “Windows and Roofs, Preserving Historic Character”
October 26, 2013, 2:00pm, East Millstone Methodist Church, Elm Street and Market Street

Next Meeting Announcement

Regularly scheduled meeting: November 13, 2013

Adjournment

A motion to adjourn was approved unanimously at 9:49 (Goldey, Gale).

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

Attachment

Historic Preservation Advisory Commission

Member Handbook

New member letter of welcome from Chair

Table of Contents

Current Membership & Directory

Current Meeting Schedule

Commission Goals and Objectives for the Current Year

Commission Current Budget

Commission By-Laws

Code of the Township of Franklin (relevant provisions)

Map of Local Historic Districts

The Certificate of Appropriateness Form

Historic Preservation Advisory Commission DropBox

There are many documents in the Dropbox of interest and use to the members of the Commission. They can be accessed from the Commission's online DropBox. Members are especially directed to the following:

Building A Preservation Commission's Credibility Through Adequate Procedures

Procedural Due Process in Plain English for Preservation Commissions

A Letter to George: How to Keep the Preservation Commission Out of Court and Avoid Being Sued

The Secretary of the Interior's Standards for the Treatment of Historic Properties

Township-Designated Historic and Scenic Resources

State and National Historic and Scenic Resources

“Windshield” Survey (Temp title)