

# Franklin Township Historic Preservation Advisory Commission

## Regular Monthly Meeting Minutes

### December 6, 2016

#### Location

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

#### Call to Order

The meeting was called to order by the Chair, Mr. Burian, at 7:40 pm in accordance with the Open Public Meeting Law of 1975.

#### Attendance

Members: Andrew Burian, Thomas Gale, Anthony Ganim, Susan Goldey, Joanne Kaiser (arrived 8:00 pm), Robert LaCorte, Barbara ten Broeke

Alternate: Nancy Hohnstine

Staff: Vincent Dominach, Senior Zoning Officer

Council Liaison: Dr. Theodore Chase

#### Absent

Historian: Robert Mettler

After taking roll, Mr. Gale noted that there was a quorum and the alternate, Ms. Hohnstine, would be voting.

#### Guests

Bill Bowman, reporter, Franklin Reporter & Advocate

Stephan Carfaru, for 39 Highwood Road, 16-00029

Jon Delapaz, guest purchasing 35 Franklin St., East Millstone, NJ

Robert Gilmore, for 23 Highwood Road, 16-00031

Robert Goodman & Lauren Randolph, for 150 Grouser Road, 16-00027

John Knapp, for 47 Livingston Avenue, 16-00032 and 1309 Canal Road, 16-00033

Joseph & Elaine Nagy, for 17 Walnut Ave, 16-00030

David Peterson & wife, for 39 Highwood Road, 16-00029

James Rivera, for 150 Grouser Road, 16-00027

#### Formal Reviews

1. Review of a Certificate of Appropriateness (CoA) application submitted by David Peterson requesting approval to replace the roofs of the garage, shed and patio bar at 39 Highwood Road, Somerset, NJ, Block 259, Lot 71, zoned R-20 and located within the D&R Canal Local Historic District. File 16-00029

The Commission heard testimony from David Peterson and Stephan Carfaru, as well as reviewed the information from a CoA application form and documents that included: an undated and unsigned site survey indicating the locations of structures on the property; a sheet of four printed color photos, undated, showing each elevation of the garage; a sheet of four printed color photos,

undated, showing each elevation of the shed; and a sheet of four printed color photos, undated, showing each elevation of the pool service bar.

Mr. Peterson introduced the project by explaining that the property is three lots that have Easton Avenue and the D&R Canal as borders and a Highwood Avenue address. He explained the garage roof needed to be repaired because of damage from an oak branch that fell on it. He added that the shingles on the shed and pool bar were in bad shape and slipping off. He is proposing to re-roof all three structures using Timberline brand architectural/dimensional style asphalt shingles that match the house that was reshingled on the front about 10 years ago, he said. Mr. Carfaru noted that the proposed shingles will be slate grey. When asked, Mr. Peterson suggested that all three buildings may date from the 1940s.

From the pictures, the Commission learned the garage is a two story, gambrel roofed, front gable building with a brick and CMU first floor and horizontal siding on the front and rear gables. There is a single roll-up garage door in the front with double loft doors above, two bays of windows on one side and a door and two bays of windows, on the other, with the center bay a pair of larger windows, and a small window on the first story and a pair of 6/1 double hung windows on the second story of the rear façade. Mr. Carfaru explained that the existing garage roof shingles were 3-tab asphalt.

From the pictures it was learned that the shed is a simple, side gabled, single story building with a brick front façade and vertically grooved wood siding on the other elevations. The only opening is a pair of battened, ledged, braced and x framed doors. The pool bar appeared to have a counter height wood base covered by a hip roof supported on two posts.

No public chose to comment on this application.

A motion was made (Mr. LaCorte) and seconded (Mr. Ganim) to **approve as submitted the Certificate of Appropriateness application requesting permission to replace the roofs of the garage, shed and patio bar**. The Commission felt that while the structures may be visible from the D&R Canal State Park, they have little historic significance so that the project as approved would have little or no negative impact on the property, the neighboring properties or the local historic district. The motion was passed by unanimous voice vote.

2. Review of a Certificate of Appropriateness (CoA) application submitted by Joseph and Elaine Nagy requesting approval to remove and replace the roof at 17 Walnut Ave, Somerset, NJ, Block 449.01, Lot 20.01, zoned R-20 and located within the D&R Canal Local Historic District. File 16-00030

The Commission heard testimony from Joseph and Elaine Nagy as well as reviewed the information from a CoA application form and a sheet of two printed black and white photos, undated, showing the front elevation of the house.

Mr. and Mrs. Nagy explained that the property is four lots off Easton Avenue, well away from the D&R Canal which is screened by mature woods and wetlands. The pictures show and Mr. Nagy described that house to be a modern, single story, ranch with an attached garage at one end. They explained that they propose to replace the existing Timberline brand architectural/dimensional style asphalt shingles with similar Timberline brand architectural/dimensional style asphalt shingles. They also propose to install new gutters and gutter guards.

No public chose to comment on this application.

A motion was made (Mr. Burian) and seconded (Mr. LaCorte) to **approve as submitted the Certificate of Appropriateness application requesting permission to remove and replace the roof**. The Commission felt that the property has no historic significance and that the project as approved would have no negative impact on the property, neighboring historic properties or the local historic district. The motion was passed by unanimous voice vote.

3. Review of a Certificate of Appropriateness (CoA) application submitted by Daniel Tanner, requesting approval to remove and replace the roof at 23 Highwood Road, Somerset, NJ, Block 259, Lot 68, R-20 Zone, and located within the D&R Canal Local Historic District. File 16-00031

The Commission heard testimony from Robert Gilmore, who identified himself as the nephew of owner Daniel Tanner, as well as reviewed the information from a CoA application form and a sheet of six printed black and white photos, undated, showing several elevations of the house and garage.

Mr. Gilmore explained that the roof had already been replaced as an emergency repair and he was there to follow up on the project. He estimated that the house was c. 1940s and explained that the family removed and replaced the existing asphalt roof themselves using GAF Camelot brand architectural/dimensional style asphalt shingles. He added that they also replaced the gutters in kind and installed new flashing. From the photos, it appeared that the house was a two story, hip roofed, 3 bay by 3 bay structure with a large two story gable end rear addition and a two car garage attached by a covered breezeway.

No public chose to comment on this application.

A motion was made (Ms. Goldey) and seconded (Ms. ten Broeke) to **approve as completed the Certificate of Appropriateness application requesting emergency repair permission to remove and replace the roof**. The Commission felt that while the building may be at least **be** partially visible from the D&R Canal State Park although elevation and vegetation both limit visibility, it has little historic significance so that the project as approved would have little or no negative impact on the property, the neighboring properties or the local historic district. The motion was passed by unanimous voice vote.

Mr. Knapp offered to allow the last application to go ahead of his two applications so a motion was made, seconded, and approved by unanimous voice vote to amend the agenda to hear the last application, 16-00027, next.

4. Review of an application for a FTHPAC recommendation to the FTZBA on a variance application submitted by James Rivera, PO Box 264, New Hope, NJ, requesting approval to add a new first floor master bedroom on the existing house of Robert Goodman & Lauren Randolph at 150 Grouser Road, Somerset, NJ, Block 73.01, Lot 1.08, zoned CP, and located within the D&R Canal Local Historic District. File 16-00027

The Commission heard testimony from James Rivera, Robert Goodman, and Lauren Randolph as well as reviewed the information from a CoA application form and a set of architectural drawings prepared by Wilkes Architects, dated 10/5/15 that include a sheet titled C-100 a site plan showing

the location of the proposed addition and zoning details, a sheet titled A-100 with floor plans of the first and second floor additions, and a sheet titled A-200 with elevations of the three sides of the proposed addition.

Mr. Goodman introduced the project stating that the property was at the corner of Grouser and Canal Road. He said they are proposing the addition of a ground floor master bedroom suite so that they will be able to age in place and not have to use stairs to access the second floor bedrooms. Ms. Goldey asked how far the house was from the canal and whether it was visible. Mr. Goodman said that it was about 300'-400' from the canal and that it was only partially visible in the winter due to elevation and vegetation. Mr. Burian asked what the proposed addition's siding would be and Mr. Rivera explained that the existing house was a combination of real wood logs and log-like siding and that they were proposing using matching log-like siding on the addition. He added that they plan to use Anderson casement windows and roofing to match the existing house so that the addition is as seamless as possible. The original construction was believed to have been c. 1970s or 1980s as Mr. Goodman and Ms. Randolph are the second owners, they said. Mr. Burian asked how the addition's location had been selected and Mr. Rivera explained that it was thought best to use an existing window to create a doorway into the addition. Mr. Burian asked if additional systems equipment would be needed and Mr. Rivera indicated that there would be an additional compressor required. He noted that a staff report from the Delaware and Raritan Canal Commission indicated that there would be no issues visually but that they would have to address impervious coverage issues. He added that the variance application was for a side yard setback decrease that was already non-conforming. Ms. Goldey noted that the property was not visible from the canal.

No public chose to comment on this application.

A motion was made (Mr. LaCorte) and seconded (Ms. ten Broeke) to **take no exception to the application requesting permission to add a new first floor master bedroom on the existing house as submitted.** The Commission felt that the property has no historic significance and that the project as approved would have little or no negative impact on the property, the neighboring historic properties or the local historic district. The motion was passed by unanimous voice vote.

Noting another member of the audience present, Mr. Knapp again offered to allow him to go next so a motion was made, seconded, and approved by unanimous voice vote to amend the agenda to hear the guest next.

The Commission learned that the guest, Jon Delapaz, was purchasing a property in East Millstone and had questions about installing a fence and the review process in general. The Commission addressed his questions and advised him how to obtain more information on the Commission and the review process.

5. Review of a Certificate of Appropriateness (CoA) application submitted by John Knapp requesting approval to rebuild the existing garage at 47 Livingston Avenue, East Millstone, NJ, Block 69, Lot 8, zoned R-10H, and located within the East Millstone Local Historic District. File 16-00032

The Commission heard testimony from John Knapp as well as reviewed the information from a CoA application form and documents that included a site survey by Michael S Lynch, Professional Land

Surveyor, dated 6/3/2016, a set of 5 pages of undated, printed black and white photos of the existing conditions of the garage taken from various angles, and a sheet of architectural drawings, prepared by John Knapp, undated and titled sheet 8 of 9 that include proposed front and right side elevations.

Mr. Knapp explained that he wants to rebuild the existing garage using siding, roofing and windows that match the house that recently received a COA for renovation [16-00010 reviewed 7/5/16]. The simple, single story, front gabled garage will get Hardy Plank brand cementous horizontal siding, 6/6 double hung windows and asphalt shingle like the house. It was believed that the garage is newer than the 19<sup>th</sup> century vernacular house. Mr. Burian asked if gutters were being proposed and Mr. Knapp said not at this time. Mr. Burian asked if there would be any wiring in the garage and Mr. Knapp said that there had been some old wiring but he was not proposing any. There was extended discussion about the garage doors. Mr. Knapp said his options were limited by the proximity to the side yard property line so carriage style doors were not practical. After discussing other options, it was decided that a decision on the style would be postponed and that Mr. Knapp would submit a design for Commission approval at a future meeting.

No public chose to comment on this application.

A motion was made (Ms. Goldey) and seconded (Ms. ten Broeke) to ***approve the Certificate of Appropriateness application requesting permission to rebuild the existing garage as submitted with the condition that a final design for the garage doors be submitted for approval at a future meeting.*** The Commission felt that the property has historic significance as part of the village of East Millstone but that the alterations to the garage as conditionally approved would have little negative impact on the historic property, the neighboring historic properties or the local historic district. The motion was passed by unanimous voice vote.

6. Review of a Certificate of Appropriateness (CoA) application submitted by John Knapp, requesting approval to replace the existing siding, windows, and doors, and built additions on the side and rear of the house at 1309 Canal Road, Somerset, NJ, Block 9, Lot 9.05, zoned CP, and located within the East Millstone Local Historic District. File 16-00033

The Commission heard testimony from John Knapp as well as reviewed the information from a CoA application form and documents that included: a site plan prepared by Brunswick West, Inc. dated 6/29/16; a set of architectural drawings prepared by J. D. R. Consultants and PJR Design & Associates, dated 10/11/16, that include a sheet titled A-2 with the main level floor plan, a sheet titled A-3 with the upper level floor plan, a sheet titled A-5 with the side elevations and a building section drawing, and a sheet titled A-6 with the front and rear elevations, crawl space section, and grounding electrode detail; and a set of six pages of undated and untitled printed color photos showing the current conditions of the four elevations from various angles.

Mr. Knapp explained that he had recently acquired the property through a court ordered sale and that it required a lot of initial cleanup. He estimated the building dates from the 1950s and a copy of the Griggstown Historic Structures Survey Form prepared in 1980 for this property seems to closely agree as it dates the house as c. 1940. The building appears older as the form identifies its style as 19<sup>th</sup> century vernacular. It is a two story, side gabled, house with a 3 bay by 2 bay block and a slightly lower 2 bay by 2 bay wing. The form lists the windows as 6/1 double hung and the siding

and roof as asphalt shingles. Mr. Knapp said that the house is small, about 1700 sq. ft. with a number of odd single story additions on the rear that he proposes to remove to make way for a two story addition that will nearly double that square footage of the building. Mr. Knapp explained that he proposed to reside the existing building and side the additions using Hardy Plank brand cementous horizontal siding and roof the additions using Timberline brand architectural/dimensional style asphalt shingles that match the roof of the existing building.

The commission discussed some issues it had with the design proposed. Mr. Burian noted that the ridge of the rear addition projected above the ridge of the existing and suggested that it be lowered to at least the height of the existing building. He also said that the front gable over the steps in the proposed, new, full width, shed roofed porch was too fussy and should be eliminated. He and others also felt the proposed octagonal window beside the front door and the cupola on the addition were inappropriate and should be eliminated. Mr. Gale questioned the location of the separate car doors in the front façade. Mr. Knapp said he was trying to maintain the original façade but Mr. Gale asked if it might not be better to relocate both to the side of the addition. Mr. Knapp said it would be possible and others seemed to favor the change. There was a discussion about what should be done to that area of the front facade and it was generally agreed that the existing people door could be removed and a window installed symmetrically in the area of the car door on the existing façade and also one or more possibly in the front façade of the addition. It was suggested that the addition could then have a simple side gabled roof and the pent roof on the front façade of the existing building be eliminated. There was a brief discussion about the garage doors that might be used with Mr. Knapp asking if a single, two bay wide door would be acceptable. The Commission indicated that it felt that would be acceptable. Mr. Knapp also suggested that the driveway may then come off Canal Road which seemed fine to the Commission. With all the changes it was clear that the drawing would have to be revised to incorporate the changes. The Commission felt that it could conditionally approve the application and allow the Chair to review the revised plans once they are submitted to the Township for compliance with discussed changes.

No public chose to comment on this application.

A motion was made (Ms. Goldey) and seconded (Mr. LaCorte) to ***approve the Certificate of Appropriateness application requesting permission to replace the existing siding, windows, and doors, and built additions on the side and rear of the house on the condition that the plans for the changes discussed including:***

- 1. Lowering of the additions ridge to at least the existing ridge height,***
- 2. Removing the front gable in the front porch roof,***
- 3. Removing the cupola on the addition,***
- 4. Removing the proposed octagonal window,***
- 5. Relocating the front garage doors to the side of the addition, and***
- 6. Redesigning the area where the garage doors were located, removing the front gable and pent roof, adding windows symmetrically and removing a people door,***

***and the site be submitted for review and approval by the Chair.*** The Commission felt that the property has limited historic significance but that the project as approved would have little or no negative impact on the property, the neighboring historic properties or the local historic district. The motion was passed by unanimous voice vote.

## Informal Reviews

None

## Correspondence

Mr. Burian explained the he had just received a letter requesting input on a cellular installation on Laurel Avenue in Kingston. There was some confusion as to the proposed location as the letter had conflicting information. He said that he would scan and distribute a copy of the letter to members and it was suggested that Mr. Gale draft a letter indicating the Commission's interest in commenting on the proposal.

## Approval of Minutes of July, September, October, and November 2016 meeting

Members indicated that they would like more time to review the minutes submitted. Mr. Gale said that previous months had been deferred for some time. Mr. Burian proposed that ***approval of the November minutes be postponed to next month's meeting but, if there were no corrections or objections, that the minutes for July, September, and October be approved as submitted. A motion was made, seconded, and approved by voice vote to approve the meeting minutes as proposed and postpone review of the November minutes.***

## Reports

1. Township Open Space Advisory Committee  
Mr. LaCorte reported that there was no relevant business discussed at the last OSAC meeting but mentioned that the December meeting would be cancelled and that a holiday get-together would be planned instead with other Township boards, committees and commissions invited. He said he would forward details shortly.
2. Historic Resource Survey Committee (on hold)

## Unfinished Business

1. CLG status  
Mr. Dominach said that he had been in communication with the official at the State Historic Preservation Office handling the application and that he felt that it was close to being approved.
1. Historic Preservation Plan Element of the Franklin Township Master Plan  
To be continued in January

## New Business

1. Open positions  
Mr. Dominach explained that after a certain date, Council felt it best to hold appointments until the annual Reorganization meeting at the beginning of the new year so the open positions will not be filled until then.
2. Upcoming officers  
Mr. Burian reminded members that the January meeting will be a reorg meeting and suggested members consider who would like to serve as officers.

## Public Discussion

None

## Next Meeting Announcement

There was a discussion regarding the next meeting date and next year's calendar. Councilman Chase said that Council would not be meeting the second Tuesday, January 10<sup>th</sup> so that perhaps the

Commission could meet then instead of the 17<sup>th</sup> as scheduled. A motion was made, seconded, and passed by unanimous voice vote to amend the meeting calendar to meet on January 10<sup>th</sup> as long as there was no other conflict. Mr. Dominach agreed to investigate and communicate if the change was possible through the Chair.

**Executive Session**

A motion was made to enter into executive session to discuss confidential business. Minutes will be provided for acceptance at the next FTHPAC meeting (see attached).

**Adjournment**

At 10:20 p.m. a motion to adjourn the meeting was made and passed by unanimous voice vote.

Respectfully submitted,

Thomas Gale, Secretary

EC:

Robert Vornlocker, Township Manager  
Ann Marie McCarthy, Township Clerk  
Mark Healey, Director of Planning  
Vincent Dominach, Senior Zoning Officer  
FTHPAC members



**Franklin Township Historic Preservation Advisory Commission**  
**Executive Session Minutes**  
**December 6, 2016**

**Location**

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

**Attendance**

Members: Andrew Burian, Thomas Gale, Anthony Ganim, Susan Goldey, Joanne Kaiser (arrived 8:00pm), Robert LaCorte, Barbara ten Broeke

Alternate: Nancy Hohnstine

Staff: Vincent Dominach, Senior Zoning Officer

Council Liaison: Dr. Theodore Chase

**New Business**

Members discussed the procedures followed in recent reviews and the appropriate ways to avoid the potential of litigation. No action was taken other than a motion was made, seconded, and passed by unanimous voice vote to come out of executive session.

Respectfully submitted,

Thomas Gale, Secretary

EC:

Robert Vornlocker, Township Manager

Ann Marie McCarthy, Township Clerk

Mark Healey, Director of Planning

Vincent Dominach, Senior Zoning Officer

FTHPAC members