

Franklin Township Historic Preservation Advisory Commission
Minutes of the Regular Monthly Meeting
April 1, 2014

Call to Order

The meeting was called to order by Chairman Andrew Burian at 7:30p.m in accordance with the Open Public Meeting Law of 1975.

Attendance

Members—Andrew Burian, Tom Gale, Susan Goldey, Joanne Kaiser, Bob LaCorte, Barbara Lawrence, Barbara ten Broeke
Alternate—Nancy Hohnstine
Staff—Vince Dominach
Council Member—Ted Chase

Absent

Members—Jean Ambrose, Anthony Ganim
Historian—Bob Mettler

Guests

Jeff Kusmik, RA (4587 Route 27, Kingston)
Gennaro Costabile (4587 Route 27, Kingston)
Sabrina Costabile (4587 Route 27, Kingston)
Kathryn Kopp (4587 Route 27, 1135 Easton Ave., 42 William St., East Millstone)
Joachim Messing (14 Neuville Rd.)
Rogelio Villarrea (14 Neuville Rd.)
Jim O'Donnell (1053 Canal Rd.)
John Montoro, AIA (1135 Easton Ave.)
Nicholas Stewart (1135 Easton Ave.)
Michael Abramovitz (42 William St.)
Bill Bowman (Franklin Reporter and Advocate)

Formal Reviews

1. Review of the application for Certificate of Appropriateness of Joachim & Rita Messing for construction of a 2 story single family dwelling at 14 Neuville Drive, Somerset, NJ 08873 Block

25.9 Lot 52 Zoned R-20 and located within the Delaware and Raritan Canal Historic District.
File # 14-00010

Joachim Messing and Rogelio Villareal presented site plans, traditional and schematic elevation drawings and floor plans for the house. Samples of the proposed materials were also provided. Mr. Villareal stated that there is one deviation from the plan as presented, the glazing on the south elevation will be divided into two parts.

Mechanical systems will be housed in the attic.

Mr. Villareal explained that the house was sited and designed to take advantage of the natural light and to be energy efficient.

A motion was made and seconded (LaCorte, ten Broeke) and passed unanimously to approve the application as submitted as there will be no negative impact on the D&R Canal Historic District.

2. Review of the application for Certificate of Appropriateness of James O'Donnell, 1053 Canal Road, Somerset, NJ 08873 for demolition of existing barn/garage and construction of a new garage Block 11.01 Lot 89 Zoned R-40 and located in the Delaware and Raritan Canal Historic District. File #14-00014

James O'Donnell presented a survey map and architectural drawings for 32'x 36' pole barn, 12' high, to be constructed on the site of an existing concrete barn that will be demolished. Mr. O'Donnell stated that the cladding of the barn would be blue metal, the roof ash-gray and that the pitch of the roof was designed to match the pitch of the house on his property. The driveway will be extended to reach the barn. Tom Gale asked if the applicant had considered board and batten cladding; Mr. O'Donnell stated that he preferred the metal.

The barn is 80' from the road and not visible from the D&R Canal.

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

3. Review of the application for Certificate of Appropriateness of JaxGennaro, LLC, 38 Union St., Princeton, NJ 08540 for addition to the existing building at 4587 Route 27, Kingston, NJ 08540 Block 3 Lot 17 Zoned N-B-H and located in the Kingston Historic District. File #14-00011

Constabile Gennaro, owner, Kathryn Kopp, attorney, and Jeff Kusmick, architect, presented a site plan and architectural plans for the removal of an existing addition on the back of the building at 4587 Route 27, and the construction of a new addition. The new addition, needed for a catering kitchen, will extend the building 44' to the rear and will be flush on both sides of the building. There

will be a 10 x 10' addition to the extension for a walk in refrigerator/freezer. The materials to be used are similar to what will be on the sides of the main building, clapboard.

A "mushroom" vent will be installed on the roof.

Andrew Burian stated tha he would like to see the window on the south side retained, although its removal had been approved in a previous application. Burian and Tom Gale expressed concern about the visual impact of the "mushroom" vent and various alternate ventilation designs were discussed.

A motion was made and seconded (LaCorte, Goldey) and approved by a vote of 7 to 1 to approve the application as submitted. (Nays: Burian, Gale)

4. Review of the application for Certificate of Appropriateness of CAAM Development Group, Inc., P.O. Box 720, Belle Mead, NJ 08502 for construction of a two story single family dwelling at 42 William Street, Somerset, NJ 08873 Block 62 Lot 7&8, zoned R-10-H and located in the East Millstone Historic District. File #14-00012

Michael Abramovitz and Kathryn Kopp, attorney, presented a site development plan and elevation drawings for a 1800 sq. ft. front gable two story dwelling on the property at 42 William Street. The proposed house is on an undersized lot, but meets bulk requirements. The plans call for vinyl siding, white or a neutral tone, cedar shake front and dimensional shingles.

Tom Gale advised that a clapboard front would be more consistent with the architecture of the neighborhood. He recommended strongly that the front setback be reduced to maintain the street wall. Vince Dominach said that the building could be moved forward on the lot and still meet the requirement for two parking spaces.

A motion was made and seconded and passed by a vote of 7 to 1 to approve the application with the condition that the front setback be reduced to maintain the street wall. (Nay: ten Broeke)

5. Review of the application for Certificate of Appropriateness of Monmouth Real Estate Investment Corporation, 3499 Route 9 North, Suite 3C, Freehold NJ 07728 for the replacement of existing façade on building at 1135 Easton Ave., Somerset, NJ 08873 Block 259 Lot 79.02 Zoned GB and located in the Delaware and Raritan Canal Historic District. #14-00013

John Montoro, AIA, presented a site plan and drawings for a façade alteration on the building that previously housed the business Unclaimed Freight. Mr. Montoro presented schematic drawings that showed the variety of materials that will be used in the renovation that includes brick, tile veneer, and arriscraft. Colors will be neutral. . The store units will have staggered setbacks of 6", 10" and 14" on Building 1 and the pattern will be mirrored on Building 2, thus creating the sense of a streetscape.

Each store will have an individual sunbrella canopy and each business will apply for sign approval individually. The signs will be limited to a row of single letters, internally lit and attached directly to the building.

The existing clock tower will remain, but will have windows.

There is a deviation from the drawings where the windows where Building 1 meet the windows of Building 2. Building 1's windows will be smaller than depicted in the drawings.

Andrew Burian expressed concern about the visibility of mechanical systems installed on the roof, both back and front. Mr. Montoro stated that the coping could be made larger to hide the system. Vince Dominach will call Burian when the scheduled tenant, Planet Fitness, applies for permits.

A motion was made and seconded (LaCorte, Goldey) and approved unanimously with the following conditions:

1. The signage for all businesses will be uniform.
2. The signs will be individual letters that are illuminated from within.
3. The letters will be a neutral color.
4. There must be approval by the Commission if there is a change in the size of the mechanical systems on the roof that makes them larger.
5. The Delaware and Raritan Canal Commission must approve the application.

Informal Reviews

None

Correspondence

None

Approval of Minutes

The minutes of the meeting of March 5, 2014 were approved as submitted.

The minutes of the meeting of February 5, 2014 were approved as submitted.

Reports

1. Open Space—Bob LaCorte reported that there was no meeting.

Unfinished Business

1. Historic structures “windshield survey” and mapping. Tom Gale reported that he visited the State Historic Preservation Office and received training in using the State files. He reached out to State employees about GIS, but has not received a response. Tom described several resources that will be available to us for the survey.

2. Handbook—In committee

3. Window workshop—The library is booked for the event and it has been advertised as planned. Commission members are requested to get to the library around 1:30 on April 27 to set up.
4. Stoothoff Gunther—Barbara Lawrence asked Vince Dominach if he had any information about the utilization of the grant money for stabilizing the building. Dominach said he would contact Tiffany Delaney who is now in charge of the project and report back.

There has been no word on the status of CLG

New Business

Barbara ten Broeke announced the Opening of the Griggstown Bridgetenders' House as the Millstone Valley National Scenic Byway Information Center on Saturday, April 19, 2014 from 2:00-4:00.

Public Discussion

None

Upcoming Meetings

1. What Old Dutch and German Barns are Telling Us. Sunday, April 13, 2014, 2:00 p.m. East Jersey Olde Towne Village, 1050 River Road, Piscataway.
2. Griggstown Bridgetenders' House Grand Opening as an information center for the Millstone Valley National Scenic Corridor. Saturday, April 19, 2014, 2:00 to 4:00 p.m. at the Bridgetenders' house and Muletenders' Barracks on River Road in Griggstown.
3. Window Workshop—Preserving Character in Historic Homes. Sunday, April 27, 2:00 p.m. at the Franklin Township Library. Sponsored by the Franklin Township Historic Preservation Advisory Commission.

Next Meeting Announcement

May 6, 2014

Adjournment

The meeting was adjourned at 9:55 p.m.

- Ec. Robert Vornlocker, Township Manager
Ann Marie McCarthy, Township Clerk
Mark Healey, Director of Planning
Vincent Dominach, Senior Zoning Officer

