

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

**Call to Order**

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

**Attendance**

Members—Jean Ambrose Andrew Burian, Susan Goldey, Tom Gale, Joanne Kaiser, Barbara Lawrence, Bob LaCorte, Barbara ten Broeke

Alternate—Nancy Hohnstine

Staff—Vince Dominach

Council Member--Ted Chase

**Absent**

Member—Anthony Ganim

Historian—Bob Mettler

**Guests**

Peter Lanfrit (Monmouth Real Estate and Somerset Volunteer Fire Company)

David Marshall (Eastern Franklin State Shopping Center)

Jerry Tomaselli (2A Miller Farm Road)

Laura Strong (Resident)

**Review Actions**

**Formal**

1. Review of the application for a Certificate of Appropriateness by Jerry Tomaselli Inc., Masonry, 3 Grove Way, North Brunswick NJ, 08902 for construction of a pool cabana on the property of James and Melanie McNamara, 2A Miller Farm Road, Somerset, NJ 08873 Block 59.01 Lot 18.17 Zoned CP and located in the Delaware and Raritan Canal Historic District. File #14-00019

Mr. Jerry Tomaselli presented three photographs, a site plan, a floor plan and elevation drawings for a pool cabana to be constructed between the house and a pool on the property. The height of the structure is approximately 16'. Mr. Tomaselli stated that the structure is needed for shade and that it will have a gas hookup for a decorative fire pit. Susan Goldey stated that she had visited the site and determined that the proposed structure is not as high as the house, and that it will not be visible from the canal because of heavy vegetation between the buildings and the canal area.

A motion was made (LaCorte) and seconded (ten Broeke) and approved unanimously to approve the application as submitted as there will be no negative impact on the Delaware and Raritan Canal Historic District.

2. Review of the application for a Certificate of Appropriateness by Somerset Volunteer & Rescue Company No. 1, Inc. for (1) erection of a pole barn for storage and (2) to pave and stripe an existing gravel area for additional parking at 20 Hollywood Avenue, Somerset, NJ 08873. Block 444 Lot 1 Zoned R-20 and located in the Delaware and Raritan Canal Historic District. File #14-00018

Peter Lanfrit, Esq. presented site/phasing plans for a proposed pole barn and future paving project. Lanfrit stated that although the plans state for storage, a fire truck will be housed in the building, but the structure will not be visible from the Canal. Tom Gale stated that the property is contiguous to the property of Mary Clinton on which a historic house stands.

There was discussion about the 2<sup>nd</sup> phase of the application, the paving and striping of a parking area, which will require a separate application.

As there was little detail about the appearance of the proposed pole barn, the applicant was requested to return with more information about materials, dimensions, fenestration, ventilation, etc.

3. Review of the application for a Certificate of Appropriateness of Monmouth Real Estate Investment Corporation & Trifoodarama, L.L.D, 3499 Route 9 North, Suite 3C, Freehold, NJ 07728 and 80 Main Street, West Orange, NJ 07052 for replacement of the existing signage at the site and on the building at 1135 Easton Avenue, Somerset, NJ 08873. Block 259 Lot 79.02 Zoned GB and located in the Delaware and Raritan Canal Historic District. File #14-00017

Peter Lanfrit, Esq. presented façade drawing with the design of each proposed sign. Lanfrit explained that the renovation of the façade on this building that backs to the Canal had already been approved and that this application was for the signs on the individual businesses only. The signs are designed according to the specifications given in the previous approval, and in most cases are smaller than the original signs. Lanfrit assured the commission that these signs are lighted from behind.

Approval of the monument sign will require a separate application.

A motion was made (LaCorte) and seconded (Lawrence) and approved unanimously to approve the application as submitted as there will be no negative effect on the D&R Canal Historic District.

4. Review of the application for a Certificate of Appropriateness of Eastern Franklin State Shopping Center, Inc., P.O. Box 2177, Edison, NJ 08818 for facade alteration for a portion of the shopping center located at 1760 Easton Ave, Somerset, NJ 08873. Block 424.02 Lot 23.02 Zoned GB and located in the Delaware and Raritan Canal Historic District. File# 14-00020

Mr. Dan Marshall, representative of the applicant, presented exterior elevation and floor plans for the proposed renovation of the northern portion of the strip mall. The renovation will retain the same colonial revival appearance of the existing façade with the following changes: the entrance door will be in the front (not recessed as it is now), there will be three gables instead of one and some columns will be added. The existing cupola will remain. The plans include an optional stucco return on the

north side. The applicant was advised that signage on the building and on the monument sign will require a separate application.

A motion was made (Burian) and seconded (Lawrence) to approve the application as submitted, with the condition that the stucco treatment be extended around to the Cedar Grove Lane side of the building.

***A motion was made and seconded and passed unanimously to amend the agenda to hear an application that was not on the original agenda. (Gale, Burian)***

5. Review of the application of the Franklin Township Special Projects Coordinator, Tiffany Delaney, for approval of a sign design/concept proposed for historic markers in the Village of East Millstone. The design is for a 42" high x 30" wide cast aluminum, raised black letters and border on white baked enamel, camel-back top, with 8' circular township medallion, and a mounting hub to accommodate a 3" pole.

The Commission was pleased with most aspects of the design, but believed that some modifications were desirable. An ad hoc committee of Barbara ten Broeke, Barbara Lawrence, Bob LaCorte and Jean Ambrose will meet and submit to the Special Projects Coordinator final details on the text (wording) and type-face (font), as well as the exact placement of the signs in the Village.

A motion to approve the sign concept was made (LaCorte) and seconded (Lawrence) and approved unanimously with the proviso that the final design incorporate the input of the ad hoc sign committee.

### **Informal Reviews**

None

### **Approval of Minutes**

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

### **Reports**

1. Open Space Advisory Committee. Bob LaCorte reported that there had been no business before the Committee that was pertinent to Historic Preservation. Tom Gale asked if grant money and OSTF monies were being used as budgeted on the preservation of historic properties. There was discussion regarding the posting of OSAC minutes on the website. Barbara Lawrence stated that it is the responsibility of the Township Manager to see that these maintenance issues are addressed. Chairman Burian will invite Township Manager Vornlocker to the August HPAC meeting.

The Commission will contact Justin Heyman, IT manager, and Mark Healey regarding the posting of minutes on the website.

### **Correspondence**

None

### **Unfinished Business**

1. Windshield Survey—In Committee.

2. Handbook—Jean Ambrose reported that the contents of the handbook are in the drop box and are ready for graphics. It will be presented for formal approval as soon as the chair supplies the missing language re: the drop box and the art work is completed.

3. Stoothoff-Gunther—Special Projects Coordinator, Tiffany Delaney, submitted, through Vince Dominach a detailed summary of the status of the Stoothoff-Gunther Farmstead Stabilization & Mothball Project that included a clear presentation of the high-low cost estimates and the steps that need to be taken for immediate stabilization. Barbara Lawrence stated that she will meet with Delaney to see what needs to be done to get the stabilization under way.

## **New Business**

1. NJ Historic Conference--Susan Goldey asked that the written report to the Council be tabled until the next meeting when it is more complete. Tom Gale reported on knowledge he garnered on non-contiguous cluster zoning; Barbara Lawrence reported on the importance of updating the tools we use in preservation that were developed 50 years ago. Barbara ten Broeke and Jean Ambrose remarked about Ned Kaufman the plenary speaker's message: "Connecting Heritage and Place."

2. Franklin Inn—Susan Goldey reported that she has been in contact with the owner of the Inn and he would like to have a letter of "Intent to Buy" from the Township. Goldey said that she is in the process of confirming information about the availability of the previously awarded Somerset County Cultural and Heritage Commission grant, and then will approach the Township to help proceed with acquisition, pending a favorable geological report.

3. Marconi Site—Susan Goldey reported that she attended a conference sponsored by Rutgers University Libraries entitled "Preserving the Past to Inform the Future." Goldey met the daughter of Guglielmo Marconi, Princess Elettra Marconi who shared her vision that historic sites can be places of inspiration for students and inventors.

4. Rutgers Prep—Tom Gale reported that Rutgers Prep has started to replace the windows that were part of their conditional approval for renovations to 1401 Easton Avenue.

5. Tom Gale also reported that he attended the Public Hearing on the proposed development of Catalpa Park on June 30, 2014. He noted that the property is listed in the Six Mile Run State and National Registers of Historic Places Districts as a contributing resource. The plans appeared to indicate that the farmhouse and some of the surrounding property would remain. At the meeting there was strong neighborhood objection to most of the other plans that included soccer, baseball, and cricket fields as well as playgrounds, racket ball and tennis courts, shelters and bathrooms, roads and parking lots. There was a suggestion that some of the sports fields might possibly be relocated to the proposed school site on Claremont Road but there were also suggestions made to use the fields of the Dunn-Nevious and Stoothoff-Gunther farmsteads which may be of concern to the Commission as it may have a negative impact on these historic properties.

## **Public Discussion**

None

## **Upcoming Meetings**

None

## **Next Meeting Announcement**

August 5, 2014

## **Adjournment**

The meeting was adjourned at 9:35 p.m.

## **Copies**

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