

**Meeting Date:** December 17, 2018

**In Attendance:** Kelly Kessler, Maria Boyes, Alison Carey (A2), Michael LaPlace (PB), Jenn Czarnecki, Robert Wendel, Joseph Biren, Michael Fisher (A1), Tom Jardim (Town Lawyer)

**Absent:** James Corcoran, Jennifer Jaruzelski, Doug Stokes (TC), David Hagan,

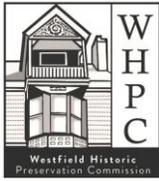
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11/26/2018 meeting minutes reviewed and approved by the Commission pending slight modification requested to language regarding State/Federal designation inquires for Mindowaskin Park. Minutes will be updated and re-submitted to HPC Chair and Town Administrator.

The following agenda items were discussed:

### **New Business**

1. Informal review for subdivided property at 667 4th Avenue.
  - Potential buyers, Tony and Jen Shober, with their architect Anastisia Harrison were present at the meeting, along with current owners, Robert and Heather Stillufsen.
  - Informal review and input from the Commission requested to assist in decision to move forward with a formal application and significant investment.
  - Mr. Shober provided context for the need to build a new home. Extenuating architectural requirements for medical needs are forcing them to leave their fully restored Victorian home on Salter Place. They have looked at over 15 homes to purchase and concluded they must build to meet their unique needs. They value historic properties and are willing to invest in building a historically appropriate home to compliment the current house.
  - Materials would be consistent with what the Commission would approve.
  - HPC Chairwoman noted that this application has potential to be a win-win for all involved: historic preservation, potential buyers and property owners. It will also be an unprecedented historic sub-division in the state of New Jersey.
  - The Shober's architect presented 3D renderings and sketches to illustrate the direction of design concepts and scale, highlighting the following points for HPC to consider:
    - o Re-grading and retaining wall is required to level grade of the lot towards 4<sup>th</sup> Street. This will be made esthetically consistent with the property. Based on submitted renderings, leveling and retaining wall would be closer to Brandt Court.
    - o Driveway entrance proposed to move closer to Brandt Crt.,.
    - o First floor requires 10 foot ceilings to accommodate required apparatus for medical reasons. Significant consideration has been taken to accommodate the family needs while maintaining views of the current house.
    - o Grambell barn structured roof and tall garage are required for special vans. Garage doors are proposed to face fourth Ave
  - Highest point of built structure will be approximately 29 Feet (allowance is 32 feet)
  - Living space planned above garage and porch
  - Structure proposed be 20 Feet from property line/14 feet from the curb
  - Farm complex concept to keep with existing esthetic of original home, including white paint.
  - Second story will have Grambell roof and dormers to provide adequate/subtle height above high 1<sup>st</sup> floor.
  - Some modern design elements will be included, mostly windows; no issues with this.



- HPC has no issues or jurisdiction over any backyard landscaping
- Discussion points:
  - o Michael La Place (PB) noted that rendering is fully within the spirit of the agreement reached when presented at the Planning Board.
  - o Some concerns noted about proportions from 4<sup>th</sup> Avenue and scale compared to the original house (as agreed with Planning Board, view from 4<sup>th</sup> Avenue/So. Chestnut is more relevant)
  - o It was noted by several members that the original house is not very large and therefore it is a challenge to build something that will not overtake the old house.
  - o All HPC members commended the family and architect for creative design and effort made to accommodate a specific family need while making significant effort to maintain historic integrity of the property.

### Old Business

1. 322 Lawrence Ave
  - a. Kelly has requested that all Commission members review Section 8 or the HPC ordinance in preparation for follow-up on addition next year
2. Proposed Budget: review of summary budget.
  - a. Summary level budget items reviewed.
  - b. Major costs for marketing would include updated Preservation Book (Design Guidelines).
  - c. Feedback and revisions to budget amounts include: increasing signage/plaque amount to \$2,000 and Continuing Education to \$1,000. All other line items were approved

### 3. Committee Updates

#### **Communications Committee:** Discussion on 2019 Speaker Series

January- Learn about HPC & Greg Blasi on building materials/methods/ the building process

June: Devlin Awards and essay and art contest

Spring: Dorothy Guzzo to speak about Historic Districts

#### **Designation and Historic Homeowner Relations Committee:**

- a. Newell House designation approved by Planning Board and will move ahead to the Town Council.
- b. Reeves House and Triangle Park designations were signed at last Town Council Meeting. The application will now come back to HPC, per regular process.

**Historic Preservation Plan Committee:** Update to Town Council was well received!

### 4. Public Comments: None

Meeting adjourned at 10:00 PM

Meeting Minutes recorded by Alison Carey, HPC Secretary