

**TOWNSHIP OF HARDING**  
**HISTORIC PRESERVATION COMMISSION MINUTES**  
March 5, 2020

**OPENING OF MEETING**

Historic Preservation Chair, Mr. dePoortere opened the meeting in accordance with Open Public Meetings Act.

**ROLL CALL**--Mr. dePoortere called the roll. It went as follows:

Mr. dePoortere	Present	Mr. Kao	Present
Mrs. Claytor	Excused	Mr. Wilson	Excused
Ms. Hefner	Excused	Mr. Bogusky	Present
Mr. Maselli	Present	Mr. Dinsmore	Present
Mr. Cooney	Present		

Mayor Yates was present.

Mr. Bogusky signed his oath of office.

**MINUTES**

Mr. Dinsmore made a motion to approve the February 6, 2020 minutes. It was seconded by Mr. Maselli. On a voice vote the present members voted to approve the minutes.

**MC CABE REPORT**

Mr. Dinsmore gave Mr. McCabe's email update regarding the progress on the project. Mr. McCabe's note went as follows:

1. I have set up the basic format for all property reports.
2. These individual property reports will be divided into the different historic districts, as we had discussed at the last meeting of the HPC. From there, they will be set in numeric order by block and lot numbers.
3. Each property report will include the street it is located on, the tax block and tax lot numbers, identify which historic district the property lies within, whether the building or structure is contributing or not, and the original data base number that had been assigned to the property. Each form will also include a current photo of the property to be followed by a description of any and all changes since the 2004 inventory was conducted. As matters presently stand, I have begun setting up the individual pages with the preliminary identification data for each property. I am doing this systematically historic district by historic district. As of next week, I will have that part of the project done and then I plan on going out and spending one day in the field per historic district to gather the photos and information, before sitting down to complete each district before moving on to the next district.

**HISTORIC HOUSE OF THE YEAR NOMINATIONS**

There are two new nominations for Historic House of the Year.

- 2 Dickson's Mill Road
- 148 Lees Hill Road

There will be write ups for the nominations for next month.

## **MASTER PLAN**

Ms. Mertz, the Planning Board Planner was present to address Master Plan and Historic Preservation Element concerns. Ms. Mertz presented the current timeline of the Reexamination Report, noting the adoption hearing set for March 23, 2020 at the Planning Board.

Ms. Mertz noted that part of the 2013 Reexamination Report addressed the concern for an update of the historic inventory in the town. She went on to point out that the McCabe report was being updated presently. She added that the Reexamination was done but, that independent from that, there is the opportunity for a Historic Preservation Element review in conjunction with the update to the McCabe report.

Ms. Mertz left it to the Commission to decide as to whether or not they would like to review existing procedures and requirements in the Historic Preservation Element for any possible future updates or clarifications.

Ms. Mertz discussed the existing Demolition Delay Ordinance. The Commission discussed past demolitions.

Mr. Yates noted that maybe it is worth looking into the key properties in town to see what preservation options can be done. Mr. Yates asked Ms. Mertz to research options.

Ms. Mertz discussed the two vehicles, the MLUL and the McCabe Study, that allow for the advisory ability of the HPC. Ms. Mertz explained the concept of a "Strong" HPC where it is not simply advisory and the HPC has the final say. Mr. Yates inquired as to the member make-up of such a Commission. Ms. Mertz agreed to research that.

There was a discussion about how to make people aware before the plan phase and before filing for a building permit. There was suggestion that the Zoning Ordinance could be revised to include Historic Preservation language and regulations and the Historic Preservation Ordinance could then be augmented by that change.

Mr. Bogusky suggested using the McCabe as a living document to be revised as properties change.

## **ADJOURNMENT**

There being no further discussions; the meeting adjourned at 9:00.

Respectfully submitted,

  
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Lori Taglairino

Recording Secretary of the Historic Preservation Commission.

Upon request a verbatim recording is available through the Historic Preservation Office