

TOWNSHIP OF HARDING
HISTORIC PRESERVATION COMMISSION MINUTES
June 4, 2020

OPENING OF MEETING

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

ROLL CALL—Ms. Taglairino called the roll. It went as follows:

Mr. dePoortere	Present	Mr. Kao	Present (late)
Mrs. Claytor	Present	Mr. Wilson	Present
Ms. Hefner	Present	Mr. Bogusky	Present
Mr. Maselli	Present	Mr. Dinsmore	Present
Mr. Cooney	Present		

MINUTES

Mr. Dinsmore made a motion to approve the March 5, 2020 minutes. It was seconded by Ms. Claytor. On a voice vote the eligible members voted to approve the minutes.

NEW BUSINESS

HPC# 06-04-20-01 Mark O’Sullivan
 142 Blue Mill Road, B8/L11
 Silver Lake District: Contributing
 Demolition/Reconstruction

Presenting:
Jay Petrillo, Architect
Peter Henry, Attorney
Mark O’Sullivan, Contract Purchaser.

Mr. Dinsmore swore in Mr. Petrillo.

Mr. O’Sullivan noted his love for this particular property but felt that the home would not fit his family’s needs.

Mr. Petrillo presented the existing conditions on the property. He noted an existing 5,700 square foot dwelling with a 3 car attached garage on a 6 acre lot along with a detached 3 car garage, a shed and a well house. The home was built in 1939.

Mr. Petrillo stated that the proposed dwelling would be 7,500 square feet in a vernacular farmhouse style. He noted that the proposed materials would be stone, cedar siding, and slate roofing. The wooded screening on the front of the lot would remain. The new proposed home will be conforming to zoning.

Mr. Henry noted that the new home would be in keeping with the streetscape of Harding.

Mr. dePoortere has concerns about the situation of the new dwelling.

Mr. Dinsmore discussed the orientation of the dwelling.

Mr. Petrillo noted that the recent subdivision allowed for little movement to avoid zoning issues and usable yard.

Mr. Maselli expressed concerns about the mass. He inquired about the total square footage of the structure. His calculations according to the submitted elevations add up to close to 8,200 square feet of finished space. He asked if the garage was included in the calculations because that could put the house closer to 10,000 square feet; almost doubling the size and mass of the existing house on the lot. The proposed orientation would expose a very large garage façade along the road way.

Mr. Petrillo noted that they were proposing a barn like façade on those garage doors. He noted that both the existing and proposed house is 115 feet long. Mr. Petrillo noted that the garage is not included in his stated square footage and the totally square footage is closer to 10,000 square feet.

Mr. Maselli suggested tucking the garage behind the house.

Ms. Claytor noted that the proposed dormers and inquired about the use of those dormers.

Mr. Petrillo noted that the dormers are for aesthetic use only.

Mr. Petrillo noted that the height will not exceed the height ordinance. He noted that the depth of the house will increase. He noted that there is a new septic that drives some of the orientation of the structure.

Mr. Maselli commented positively on the roof line. He is still concerned about the orientation of the proposed home on the lot.

Mr. Dinsmore inquired about the Norman style homes historically in New Jersey.

Ms. Claytor requested a site inspection for this property.

A site inspection was set for June 10, 2020 at 6:30 at the property.

Mr. Maselli asked about possible tree removal and lighting. He also discussed the style of the proposed dwelling. He suggested simplifying the materials.

MC CABE REPORT

Mr. McCabe presented an update on the Historic House report.

Mr. Dinsmore discussed the next steps in the project.

Mr. McCabe will commence field inspections in a few weeks.

ADJOURNMENT

There being no further discussions; the meeting adjourned at 8:44.

Respectfully submitted,

Lori Taglairino

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Recording Secretary of the Historic Preservation Commission.

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