

**TOWNSHIP OF HARDING**  
**HISTORIC PRESERVATION COMMISSION MINUTES**  
July 2, 2020

**OPENING OF MEETING**

Historic Preservation Chair, Mr. dePoortere opened the 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	Excused
Ms. Hefner	Excused	Mr. Bogusky	Present (late)
Mr. Maselli	Present	Mr. Dinsmore	Present
Mr. Cooney	Present		

Mayor Yates was also present.

**MINUTES**

Mr. dePoortere made a motion to table the June 4, minutes. It was seconded by Ms. Dinsmore. On a voice vote the eligible members voted to table the minutes.

**OLD BUSINESS**

**DEMOLITION**

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

- There was a site inspection of the property.
- Mr. Henry noted the comments made at the site inspection regarding the streetscape and noted that changes were made based on those comments.
- Mr. Petrillo presented the proposed changes that would lessen the visual bulk of the garage by lowering the roof line.
- Mr. Petrillo eliminated the second floor of the storage shed bay.
- Mr. Petrillo noted that there was a change in the proposed materials to simple white shingle and board and batten.
- Mr. Petrillo noted that they now propose additional landscape screening to soften the impact of the garage and landscaping along the fence as well.
- Mr. Maselli appreciated the material and color changes. He did state that he would prefer the garage mass be further to the rear and asked if there was future plans that would prevent the that layout. Mr. Maselli noted that eliminating the stone above the foundation would simplify the look even more.
- Mr. Petrillo note that they looked at several options for the garage location.

Mr. dePoortere made a motion to approve the demolition. It was seconded by Ms. Claytor. On a roll call vote all were in favor.

HPC#07-02-20-02

Ben Dominguez  
25 Glen Alpin Road, B49/L14.03  
New Vernon District  
New Dwelling and demolition

Presenting:  
Ben Dominguez, Owner

- Mr. Dominguez requested demolition approval for a 1950's house in the New Vernon Historic District.
- Mr. Dominguez noted that the fence would be removed. Ms. Claytor noted that would affect streetscape.
- Mr. Dominguez noted the new proposed dwelling would have a 154 ft. setback. The house proposed house is 4,600 square feet.
- There was a discussion about the height and grade of the house.
- Ms. Claytor explained that it is a historic district of smaller homes and that this plan alters the streetscape.
- Mr. dePoortere questioned the mass of the hip roof on the garage side.
- Mr. Maselli suggested breaking up the mass of the roof with architectural features.
- There was a review of the proposed materials, including copper details and slate line asphalt for the roof and stone veneer for the chimney.
- The applicant offered to plant conifer trees to soften the site line after the removal of the fence.
- Mr. Dinsmore suggested a line of hedges in place of the fence.
- Mr. Dinsmore suggest changing the left side of the house roof pitch.
- Mr. dePoortere stressed the importance of landscaping for streetscape.

Mr. dePoortere made a motion to approve the demolition. Mr. Dinsmore seconded the motion. On a roll call vote, all were in favor of approving the demolition.

## **DISCUSSION**

There was a discussion regarding 5 Thanksgiving Road in Hartley Farms. The proposed construction was reviewed by the Hartley Farms ARC. They are not in a district and have approval by Hartley Farms to seek a variance with the Board of Adjustment.

There was a discussion about 4 Oxford Lane. They are proposing to construct a pool and a porch. The property is very constrained by setbacks and it has two front yard setbacks. The Commission did not believe the low elevation project would have an effect on streetscape.

Historic House of the Year and the Master Plan Element discussions were tabled until the August meeting.

## **ADJOURNMENT**

There being no further discussions; the meeting adjourned at 8:55.

Respectfully submitted,

*Lori Taglairino*

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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