

**TOWNSHIP OF HARDING
HISTORIC PRESERVATION COMMISSION MEETING MINUTES
SEPTEMBER 2, 2021**

OPENING OF MEETING

Historic Preservation Chair, Mr. dePoortere opened the meeting at 7:00 p.m. in accordance with Open Public Meetings Act.

ROLL CALL

Ms. Taglairino called the roll. It went as follows:

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

Township Committee Liaison Ms. Chipperson was present.

MINUTES

August 5, 2021 Minutes

Mr. Dinsmore made a motion to approve the August 5, 2021 minutes. It was seconded by Mr. Wilson. On a voice vote all eligible members were in favor of approving the August minutes.

ADMINISTRATIVE

Mr. dePoortere announced that Mr. McCabe will be providing a thumb drive of the revisions.

CONCEPT

Mr. Maselli recused.

Presenting:
Mr. Maselli, Architect
Mr. Artigiére, Owner

Mr. Artigiére brought a Concept Plan to the HPC for 10 Twin Oaks Lane. 10 Twin Oaks vacant land in the Silver Lake District. The plan is Classic American. There will be an accessory dwelling. He noted the house is 1200 feet off of Sand Spring Lane and 150 ft. off of Twin Oaks Lane. The house will face Twin Oaks.

Mr. Maselli presented the existing conditions of the lot and noted the location of the building envelope.

Mr. Maselli presented the proposed plans for the property.

Mr. dePoortere asked about the effect from streetscape from James Street. He was concerned if there would be removal off trees that would have an impact.

Mr. Maselli noted that the accessory dwelling would be the farthest structure on the lot with little impact to James Street.

There was a discussion about the materials. Mr. Maselli is proposing shingle and stone. The roof will be shingled.

This project will return as an application for the October 7, 2021 meeting.

DISCUSSION

148 Lees Hill-(No representative appeared)

Mr. dePoortere noted a Demolition Delay application that was submitted for 148 Lees Hill and that the applicant was not present for the meeting. He made a note on the record that the clock for the Demolition will not start until they are present before the HPC and that the hearing has not been open.

Historic House of the Year

Mr. dePoortere requested submissions for the Historic House of the Year by September 10, 2021.

88 Lees Hill Road Stair Removal

Mr. dePoortere discussed the removal of stairs at 88 Lees Hill Road. He noted that the owner will have to appear before the HPC when they decide to install the new fence.

House Plaques

Mr. Wilson will be delivering the house plaques to the recipients this week.

Budget

There was a discussion about budget. No decision was made. The Commission requested information from the Planner before proceeding.

OTHER BUSINESS FOR HISTORIC PRESERVATION

ADJOURNMENT

There being no further discussions; the meeting adjourned at 8:19.

Respectfully submitted,



Lori Taglairino

Recording Secretary of the Historic Preservation Commission.

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