

**TOWNSHIP OF HARDING
HISTORIC PRESERVATION COMMISSION MEETING MINUTES
JUNE 30, 2021**

Opening of Meeting

Historic Preservation Chair, Mr. dePoortere opened the special meeting at 7:00 p.m. in accordance with Open Public Meetings Act and Executive Order No. 103 from Governor Phil Murphy.

Roll Call

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

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

MINUTES

June 3, 2021 Minutes

Mr. Wilson made a motion to approve the June 3, 2021 minutes language regarding the Village It was seconded by Mr. Bogusky. On a voice vote all eligible members were in favor of approving the June minutes.

RESOLUTION

HPC Resolution #02-2021 Meeting Dates

The HPC reviewed and approved the In-person meeting dates for the remainder of the year.

NEW BUSINESS

Application HPC# 07-01-21-08

Michael Hofmann
34 Blue Mill Road. B16/L26
District: Contributing Independent Site
Front steps renovation

Presenting:

Michael Hofmann, Owner

- Mr. Hofmann presented proposed plans to replace his front stairs and widen the stairs and the front overhang. They are non-conforming.
- There was a discussion about the proposed materials.
- Mr. Maselli appreciated the tie in of the materials to the rest of the house.
- Mr. Maselli would like to see brackets on the overhang.
- The Commission approved the application.

Application HPC# 07-01-21-09

Marisa Marks
74 Dicksons Mill Road, B10/L3
District: Contributing Green Village
Rear porch and side addition

The Commission discussed the application without the homeowner.

- Mr. dePoortere opened a discussion for a proposed side and rear porch addition.
- Mr. Maselli asked if there was a variance associated with the application.
- Mr. dePoortere noted that a Halsey survey was submitted.
- Mr. dePoortere commented on the roofline.
- Mr. dePoortere questioned the unknown setbacks due to lack of engineering plans.
- Mr. Maselli noted that the porch wraps around and the addition tucks in behind it.
- Mr. Maselli noted additional mass.
- Mr. Maselli noted that the front elevation windows should be consistent. He also noted that the triple window would better suit as a double.
- Mr. dePoortere noted that a report will be issued to the Construction Department.

CONCEPT PLAN

Application HPC# 07-01-21-10

Charles Kilgore
82 Sand Spring Road, B22/L1
District: Contributing Silver Lake Amendment
Board of Adjustment application for rebuild.

Presenting:
Hiland Turner, Architect

- Mr. Turner presented proposed plans for a demolition and rebuild of a dwelling with variances.
- Mr. dePoortere noted a prior certificate of appropriateness for demolition on the property in 2008.

Ms. Claytor made a motion for start the process for a certificate of appropriateness for demolition. The motion was seconded by Mr. Bogusky. The Commission voted to approve this subject to returning to the HPC for the demolition hearing and review of final plans.

- Mr. Turner noted the request was for a review of the plans.
- Mr. dePoortere noted that if the plans approved by the Board of Adjustment are considerably modified, then the HPC would prefer to see what variances are approved first.
- There was a discussion between Mr. Maselli and Mr. Turner regarding the placement of the house.
- A report will be issued to the Board of Adjustment.

Application HPC# 07-01-21-11

Kristen Peterson
24 Lees Hill Road, B49/L6
District: Contributing New Vernon

Board of Adjustment Application for side and rear porch additions

Presenting:

Pat Burke, Architect

Kristin Peterson, Owner

- Mr. Burke presented proposed plans for a side addition and a rear porch addition.
- Mr. Burke presented photos of existing conditions.
- Mr. Burke presented the proposed plans and site plan for the additions.
- Mr. dePoortere asked about the height of the addition. Mr. Burke noted it was about 20 feet. Mr. Burke's goal was to blend the roof line in and will look at it further before going to the Board of Adjustment.
- Mr. Maselli asked about the copper leader drains and complimented the use of materials so far. Mr. Maselli asked about the foundation.
- Mr. Maselli asked about the proximity to the neighboring property.
- A report will be issued by the HPC.

DISCUSSION

The complete house plaques were presented to the HPC. The Commission will invite the recipients to receive them at a future meeting.

OTHER BUSINESS FOR HISTORIC PRESERVATION

Adjournment

There being no further discussions; the meeting adjourned at 8:07.

Respectfully submitted,



Lori Taglairino

Recording Secretary of the Historic Preservation Commission.

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