

**TOWNSHIP OF HARDING
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 7, 2023**

OPENING OF MEETING

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

REGULAR MEETING

ROLL CALL

Mr. dePoortere called the roll. It went as follows:

Mr. Altman	Present	Mr. dePoortere	Present	Mr. Maselli	Present
Ms. Claytor	Excused	Ms. Peterson	Present	Mr. Dinsmore	Present
Mr. Napp	Excused	Ms. Falduto	Present		

Dr. Lacz was also present.

ADMINISTRATIVE

MINUTES

June 1, 2023 and July 6, 2023 Minutes

Mr. Dinsmore made a motion to approve the June 1, 2023 minutes. The motion was seconded by Mr. Altman. On a voice vote all were in favor of approving the June minutes.

Ms. Falduto made a motion to approve the June 1, 2023 minutes. The motion was seconded by Ms. Peterson. On a voice vote all were in favor of approving the June minutes.

NEW BUSINESS

HPC #09-07-23-07

Francis Grather
10 Millbrook Rd., B17/L2
District: New Vernon, Contributing
Subdivision

Presenting:
Mr. Grather, Owner

- Mr. Grather presented plans for a 2 lot subdivision application that is being heard by the Planning Board.
- Mr. Grather noted that there is no proposed development at the present time.
- Mr. dePoortere noted its proximity to the Tunis-Ellicks House.
- Mr. dePoortere instructed the applicant that any future development would be required to be reviewed by the Historic Preservation Commission.
- Mr. dePoortere noted the Planning Board has a scheduled site inspection of the property on September 16, 2023 at 9:00 a.m.
- There were questions about the future of the existing structures on the proposed new lots.
- Mr. dePoortere noted that this will be a discussion for the Planning Board.

HPC #09-07-23-06

Michael O' Connor
7 Village Rd., B18/L3.01
District: New Vernon, Non-Contributing
Dormer

Presenting:
Michael O'Connor, Owner

- Mr. O'Connor presented a proposal to construct a decorative dormer on the ranch style house.
- Mr. O'Connor noted that siding would be disturbed by the project and he is proposing to use Hardy Plank siding as a replacement.
- Mr. Maselli asked about the preference for Board and Batten vs clapboard for siding. He added that if the applicant prefers the Board and Batten that the siding should be continued all the way up the gable elevation.
- Mr. Maselli noted his preference for windows over the garage vs construction of a dormer.
- Mr. Maselli also commented on the trendiness of the light fixtures.
- Mr. dePoortere discussed the decking, foundation stone veneer, decorative details and windows.

HPC #09-07-23-08

Kunal Singh
85 Pleasantville Rd., B15 /L21.04
District: Independent Contributing
Renovation

Presenting:
Pat Burke, Architect

- Mr. Burke presented reduced plans for a previously approved Board of Adjustment application.
- Mr. Burke noted it is a proposed 2 story addition with a larger kitchen, new bedroom and porch.
- Mr. Burke proposed clapboard siding and Pella divided light windows.
- Mr. Burke added that the porch roof would be copper.

DISCUSSION

McCabe Report

Mr. dePoortere noted the TC approved funds for the continuance of the McCabe project. Mr. Dinsmore discussed the items addressed at the meeting. (Silver Lake, Silver Lake Amended and Contributing properties.) Mr. Dinsmore noted his surprise regarding properties in Hartley Farms. Mr. dePoortere noted that only Independent Sites at Mt. Kemble Lake are included in the report

995 Mt. Kemble Ave.

Mr. dePoortere addressed the status of 995 Mt. Kemble. Ave. He noted that several members visited the site and met with the owner. He also noted that the materials were already on site before there was a review.

Mr. Maselli noted that he discussed details with the owners. He noted that some of the suggestions were taken regarding the trim and railing. He noted that windows were changed but were acceptable. He noted the use of brown siding. He appreciated the fact that they swapped the proposed black trim for white.

Ms. Peterson noted the sign; there was a feeling that the sign reflected the original plan for the restaurant. Mr. dePoortere thanked everyone who worked on putting the report together.

Historic House of the Year 2023

The HPC took the nomination sheets to review.

ADJOURNMENT

There being no further discussions; the meeting was adjourned at 8:43.

Respectfully submitted,



Lori Taglairino

Recording Secretary of the Historic Preservation Commission.

Upon request, a verbatim recording is available through the Historic Preservation Office for 90 days from the meeting date.