

Township of Harding
Historic Preservation Commission
Minutes
September 6, 2018

Opening of Meeting

Chairman, Mr. Dinsmore opened the meeting in accordance with Open Public Meetings Act.

Roll Call

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

Mr. dePoortere	Excused	Mr. Kao	Excused
Mrs. Claytor	Present	Mr. Wilson	Present
Mr. Harris	Excused	Mr. Bogusky	Excused
Mr. Cooney	Present	Mr. Maselli	Present
Mr. Dinsmore	Present		

Township Committee member, Mr. Modi was also present.

Minutes

Mr. Maselli made a motion to approve the August 2, 2018 minutes as written. It was seconded by Mr. Wilson. On a voice vote the minutes were approved.

New Business

<u>Application HPC# 08-02-18-12</u>	William Lewis and Katie Procter 523 Van Beuren Road, B5/Lot 2, RR Zone District: Silver Lake, Contributing Board of Adjustment New Dwelling and New Barn Prior Demolition Approval
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Presenting:
Peter Henry, Attorney
Phil Olson, Architect

- Mr. Henry noted that the owners have an application before the Board of Adjustment. He pointed out that with the principle structure being removed from the property that change triggered variances for the accessory structures, some of which are historic. He went on to state that the proposed new house is conforming. He further added that the applicant wishes to keep the existing historic accessory structures.
- Mr. Henry noted that the owner is living in the existing cottage at the front of the property. He added that the applicant is seeking a temporary "d" use variance to live in the existing accessory structure while the new home is being constructed.
- Mr. Olson noted that the original plan has remained intact but they have opted to add a garage/barn to replace the one that exists and is unsafe. He presented the landscape

plan as well and noted the placement of an access road to the lower part of the property for farming equipment. He also noted the placement of the proposed generator.

- Mr. Olsen presented a proposed rendering of the barn and home as well as photos that show the existing condition of the barn.
- Mr. Maselli had questions about the side setbacks for the new structure and the impact on the neighboring property and streetscape. Mr. Maselli asked if they considered placing the new structure somewhere else on the property.
- Mr. Olson noted that the materials proposed would be the same as the new home.
- Mr. Dinsmore noted his appreciation for preserving the accessory structures on the property.

Planning Board Referral

Application HPC# 09-06-18-11

Andrew Boszhardt
1 Great Oaks Road, B6/L 7 & 7.01, R-1 Zone
District: Silver Lake, Contributing
Minor Subdivision and Lot Line Adjustment

Presenting:
Tom Mendola, Engineer

- Mr. Mendola presented the proposed plans for the subdivision.
- Mr. Mendola noted that the applicant is proposing a lot line adjustment in order to provide the driveway access to be solely on one property.
- Mr. Maselli noted that if the future lot is developed it will need to come back to the HPC.

Other Business

McCabe Report

The McCabe report assignments were distributed.

FAR Report

Mr. Dinsmore noted that he attended the Planning Board meeting for the discussion about the report from the Planning Board Planner regarding Floor Area Ratio (FAR). Mr. Dinsmore invited the Planner to the next HPC meeting to discuss potential ordinance changes.

Public Comment

Adjournment

There being no further discussions; the meeting adjourned at 8:51.

Respectfully submitted,

Lori Taglairino

Recording Secretary of the Historic Preservation Commission.

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