

Township of Harding
Historic Preservation Commission
Minutes
June 7, 2018

Opening of Meeting

Chair, Don 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	Present (late)
Mrs. Claytor	Present	Mr. Wilson	Present
Mr. Harris	Excused	Mr. Bogusky	Present
Mr. Cooney	Present	Mr. Maselli	Present
Mr. Dinsmore	Present		

Township Committee Liaison Dev Modi was also present.

Minutes

The April 5th and May 3rd minutes were tabled until the July meeting.

New Business

Concept Review

<u>Application HPC# 06-07-18-05</u>	Doug and Meghan Falduto 210 Lees Hill Road, B47, L 4 District: Logansville Relocating and restoring dwelling
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Presenting:

Doug and Meghan Falduto, Owners

- Mr. Falduto presented a proposal to relocate an existing historical house to another location on the property. He also reported that they would like to renovate the existing home and asked for guidance for the restoration.
- Mr. Falduto noted that there are structural issues with the existing base and the house needs a new foundation.
- Mr. Maselli asked where they considering situating the home.
- Mr. Falduto stated that they would like to move it to a more central location on the lot.
- Mr. Maselli noted his appreciation for the creative solution to saving the structure.
- It was noted that the Faldutos will have to return with plans before going to the Board of Adjustment.

Application HPC# 06-07-18-06

Brian and Marcella Finkel
33 Village Road, B16/L5
District: New Vernon
Renovation of a dwelling

Presenting:
Brian Finkel, Owner

- Mr. Finkel presented proposed plans for a rear and side addition renovation.
- Mr. Finkel noted that there is an existing addition.
- There was a discussion about materials. Mr. Finkel noted that there is existing wood plank siding. Mr. Finkel mentioned using Hardy Plank.
- Ms. Claytor noted that the use of Hardy Plank would change the whole look of the house.
- Mr. Maselli suggested restoring the existing wood plank on the existing portion of the house and using board and batten for the addition.
- Mr. Maselli made suggestions for the roof line and suggested casement windows that look like double hung windows.

Application HPC# 06-07-18-07

Chester and Amanda Van Doren
37 Long Hill Road, B17/L41
District: Independent Contributing
Demolition

Presenting:
Chester and Amanda Van Doren
David Ewald, Engineer

- Mr. Van Doren made his proposal for demolition. He noted that they have lived in the house for 2 years. They are seeking a temporary variance to live in the house while a new one is being constructed.
- Mr. Van Doren noted that there are structural issues with the foundation.
- Mr. Van Doren noted the proximity to the road and the safety issue that creates with small children in the home.
- Mr. Van Doren noted that there is an unusable driveway easement on the property.
- Mr. Ewald presented the proposed plans for the new dwelling.
- Mr. Maselli noted his concern for street facing garages.
- Mr. Maselli asked if the house or elements of the house could be re-purposed in any way. Mr. Van Doren was not certain.
- Mr. Van Doren noted that the new home would be Federal Style with board and batten siding and if budget permits a cedar roof. Mr. Maselli noted that the key to a wood roof is proper ventilation.
- Mr. Maselli re-stated a preference for garages not being visible from the road.
- Mr. Dinsmore requested a Site Inspection for the property.
- There was a suggestion to consider keeping the front house. There was also a question if that would trigger a lot coverage variance. The house may be exempt if used as an accessory structure, not an accessory dwelling since it was built before 1945.

Old Business

Application HPC# 03-01-18-02

Kimo Jepsen
632 Spring Valley Road, B2/L7
District: Independent Contributing
Addition to the dwelling (Follow-up visit)

Presenting:
Kimo Jepsen, Owner

Dan Maselli recused himself from this application.

- Mr. Jepsen presented revised proposed plans for an addition based on the recommendations from a prior visit to the HPC to expand the rear of the house.
- Mr. Jepsen noted that they planned on using cedar siding.
- Mr. Jepsen noted that he hopes to use cedar for the roof.
- There was a suggestion to use landscaping to soften the massing.

Public Comment

Mr. Maselli noted the sizable mass from the road.

Discussion

McCabe Report

Mr. Dinsmore noted that they will be requesting bids for proposals for the revision of the McCabe Report. Mr. Dinsmore would like to draft a resolution for the Township Committee to send this work out for bidding.

Mr. Dinsmore made a motion to draft a resolution to for a bid request for this project. It was seconded by Mr. Wilson. On a voice vote all were in favor. None were opposed.

Historic House of the Year

Mr. Dinsmore noted that he planned on sending a second notice to the Thumbnail to promote the Historic House of the Year.

Cell Tower Response

Mr. Dinsmore noted that they received a response from E2PM regarding the proposed location of the cell tower.

Mr. Dinsmore noted that there was a County response regarding the proposed location of the cell tower. Mr. Dinsmore stated that he would contact the county for clarification regarding their letter.

Public Comment

Adjournment

There being no further discussions; the meeting adjourned at 9:40.

Respectfully submitted,

Lori Taglairino

Recording Secretary of the Historic Preservation Commission.

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