

## **Minutes of the Historic Preservation Commission Meeting on October 21, 2020**

**Call to Order:** This meeting, held in conformance with the Open Public Meetings Act, was called to order by Don Eckel at 7:27 pm. It was held virtually.

### **Don Eckel read the following statement:**

N.J.S.A. 10:4-8(b) authorizes municipalities to conduct public meetings through use of streaming services and other online meeting platforms. Recently adopted P.L. 2020, c. 11 amends OPMA to clarify that in times of emergency public bodies may vote, accept public comment, and cause a meeting to be open to the public via electronic media.

The Borough of Flemington is using Zoom.

We will address all questions and general comments of any members of the public after the regular business has been conducted.

We will moderate questions and comments on. Please use the chat feature to indicate that you wish to be recognized for a comment. You can also type in questions. You **MUST** provide your name and address to be recognized for comment. If you have dialed into the meeting, the moderator will request comments from telephone participants separately.

We ask that you keep your device muted until called upon. The meeting's moderator may also mute participants

This meeting is being held in conformance with the Open Public Meetings Act.

### **Flag Salute**

**Roll Call:** Don Eckel, Emily Kelchen, Richard Giffen, Jennifer Williford, and Wendy Orr were present. Councilwoman Kim Tilly and John D. S. Hatch were also in attendance.

Richard Giffen moved to consider applications first. Jennifer Williford seconded the motion, which passed 4-1.

### **1. Applications**

A. 2020-13, 27 Church Street

Property owners Colleen and Anthony Morelli attended the meeting

The application and HPC resolution are attached.

Richard Giffen moved to approve the work with the modifications described in the HPC resolution. Jennifer Williford seconded the motion, which passed 5-0.

## **2. Public Comments - None**

## **3. Approval of Meeting Minutes**

A. Jennifer Williford moved to approve the minutes from the September 16, 2020 meeting. Emily Kelchen seconded the motion, which passed 3-0-2 with Richard Giffen and Wendy Orr abstaining.

## **4. Reports**

A. Council - No report.

B. Treasurer - No report.

## **5. Public Outreach**

A. Communication Report

- Emily Kelchen has transferred administrative control of the HPC Facebook page to Jennifer Williford.

B. 2021 postcard

- Dave Norton/Meet the Nortons is working on the postcard photo.

C. Press release - Historic District Photo donation

- A USB drive containing a copy of all the photos taken by Clarke Caton Hintz during the Historic District Map update project was donated to the Hunterdon County Historical Society. A press release was sent to various media outlets.

D. Walk and Talk Video 2020 - The Commission decided to push this potential event to 2021 due to the pandemic.

E. DAR Historic Preservation Award - The Commission agreed to write a letter in support of an award.

## **6. Projects**

A. Historic District Guidelines

- Emily Kelchen and Richard Giffen are working with John Hatch on an analysis of the existing guidelines. Wendy Orr will take Emily Kelchen's place on this subcommittee.

B. Certified Local Government

- Richard Giffen and Don Eckel are working on this project.

**7. Chair Items**

- A. New Commissioner appointment - Wendy Orr
- B. Historic District Map - The Planning Board has scheduled a hearing on this project for October 27th.
- C. Calendar for 2021 was discussed.

**8. Public Comment - None****9. Adjournment**

- A. The next HPC meeting is scheduled for November 18, 2020.

Jennifer Williford moved to adjourn the meeting at 8:59 pm. Wendy Orr seconded the motion, which passed unanimously.

Respectfully submitted,

Emily S. Kelchen, HPC Secretary

**Flemington Historic Preservation Commission**  
 "Preserving the Past for the Future"  
**APPLICATION FOR REVIEW OF PROPOSED WORK**  
 Application #: \_\_\_\_\_ Review Date: \_\_\_\_\_



**Contact Information**

<b>Property Owner</b>			
<b>Name</b>	Tayl-Max Properties LLC	619 Old York Road	Neshanic Station, NJ 08853
<b>Address</b>	619 Old York Road	619 Old York Road	Neshanic Station, NJ 08853
<b>Phone (day)</b>	908-295-1056	732-356-8800	908-295-1056
<b>Phone (evening)</b>			
<b>Fax</b>			
<b>Email</b>	colleen@morellicontracting.com	colleen@morellicontracting.com	
<b>Website</b>		morellicontracting.com	

**Location of Property**

Block: 41 Lot: 28  
 Historic Designation (check one): ☐ Significant ☒ Contributing ☐ Contemporary ☐ Encroaching  
 Street Address (if different from above): 27 Church Street, Flemington, NJ 08822  
 Type of Structure ☐ Commercial ☒ Residential  
 Is Property Owner Occupied? ☐ Yes ☒ No

**Outline of Proposed Modification/Improvement**

Please check all that apply:

<input type="checkbox"/> New Addition	<input checked="" type="checkbox"/> Porch - Roof, Gutters, Downspouts
<input checked="" type="checkbox"/> Exterior Color change	<input checked="" type="checkbox"/> Porch - Trim, Detailing and Flooring
<input checked="" type="checkbox"/> Exterior Siding	<input checked="" type="checkbox"/> Roof, gutters and downspouts
<input checked="" type="checkbox"/> Exterior Trim	<input type="checkbox"/> Shutters
<input type="checkbox"/> Fencing and/or walls	<input checked="" type="checkbox"/> Signs
<input checked="" type="checkbox"/> Landscaping	<input checked="" type="checkbox"/> Windows and Doors Not Visible from a Public Way
<input checked="" type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Windows visible from a public way

6/25/2018



# APPLICATION FOR REVIEW OF PROPOSED WORK

Detailed Work Description of Each Modification or Improvement (Check above):

Application #: \_\_\_\_\_ Review Date: \_\_\_\_\_

## Windows

Windows are in disrepair will be installing new windows throughout the house Silverline by Anderson, V3 series wide profile, double hung. The oversize larger windows will have the transom at the top as per photo #1. Photo #2 is the interior finish of the window. Photo #3 is exterior trim we will be using for windows.

## Porch

Porch is in disrepair. Footings and main structure is in good shape. Needs new decking, new skins on columns, new latas, new trim, made of Trex and or PVC. For trim, skins on columns and deck railing and stair railings we will use white Trex and or PVC. Latus will be dark gray PVC. Porch deck will be Spiced Rum Trex, see photo #4

We would also like to add some detail see attached Willow Spindrel design for between the columns, see photo #5.

See photos #6 is an example of our neighbor's latas, trim & deck railings. Which we will mirror the feeling to add detail to the porch.

## Porch Steps

Porch masonry steps are in bad repair. Will replace masonry steps, footings & foundation are fine. See photo #7. Treads will be limestone.

## Gutters

Gutters are disconnected and parts missing. Going to connect gutters, replace missing and damaged parts in order to operate properly. Gutter are not being moved or changed as far as location. See photo #8 existing gutters highlighted in orange.

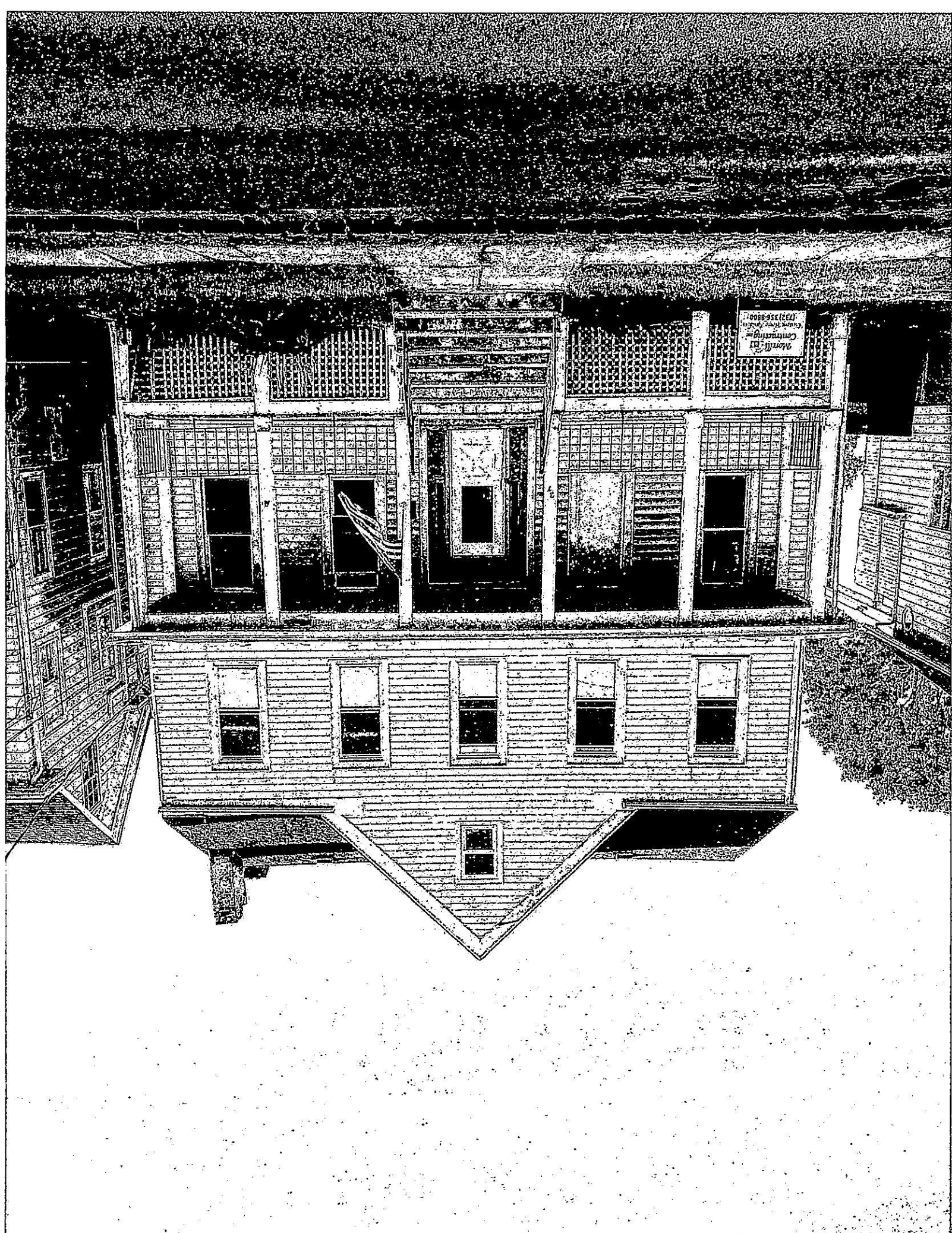
## Siding

Siding above the porch needs to be replaced due to rot and some siding and trim missing. A mix of scalloped siding to be on top A and straight siding to start above window to top of porch roof. Siding color to stay the same light gray that is there, Trim will be white. See photo of neighbors with the top A scalloped and straight siding below, photo #9

## Front Porch Lights

Front porch lights will be replaced with new lights. See photo #10 to see new lights

## House Number



APPLICATION FOR REVIEW OF PROPOSED WORK

Application #: \_\_\_\_\_ Review Date: \_\_\_\_\_

Photos and Relevant Drawings

Property Owner: Tayl-Max Properties LLC Block: 41 Lot: 28  
Street Address: 27 Church Street, Flemington, NJ 08822

Attach below and on separate pages or in a separate file relevant photos and drawings showing the existing conditions of the property and proposed plans, elevations, renderings, material samples, and color as necessary to convey the intended scope of work. Include photographs of the overall view of the property as well as details of the proposed work area so that the Commission members have a full sense of the existing condition of the property.

PHOTOGRAPHS: (check and include those applicable)

☐ Overall view of property from streets \_\_\_\_\_ overall views of building

☐ Existing details of property to be altered by work

☐ Other (Identify) \_\_\_\_\_

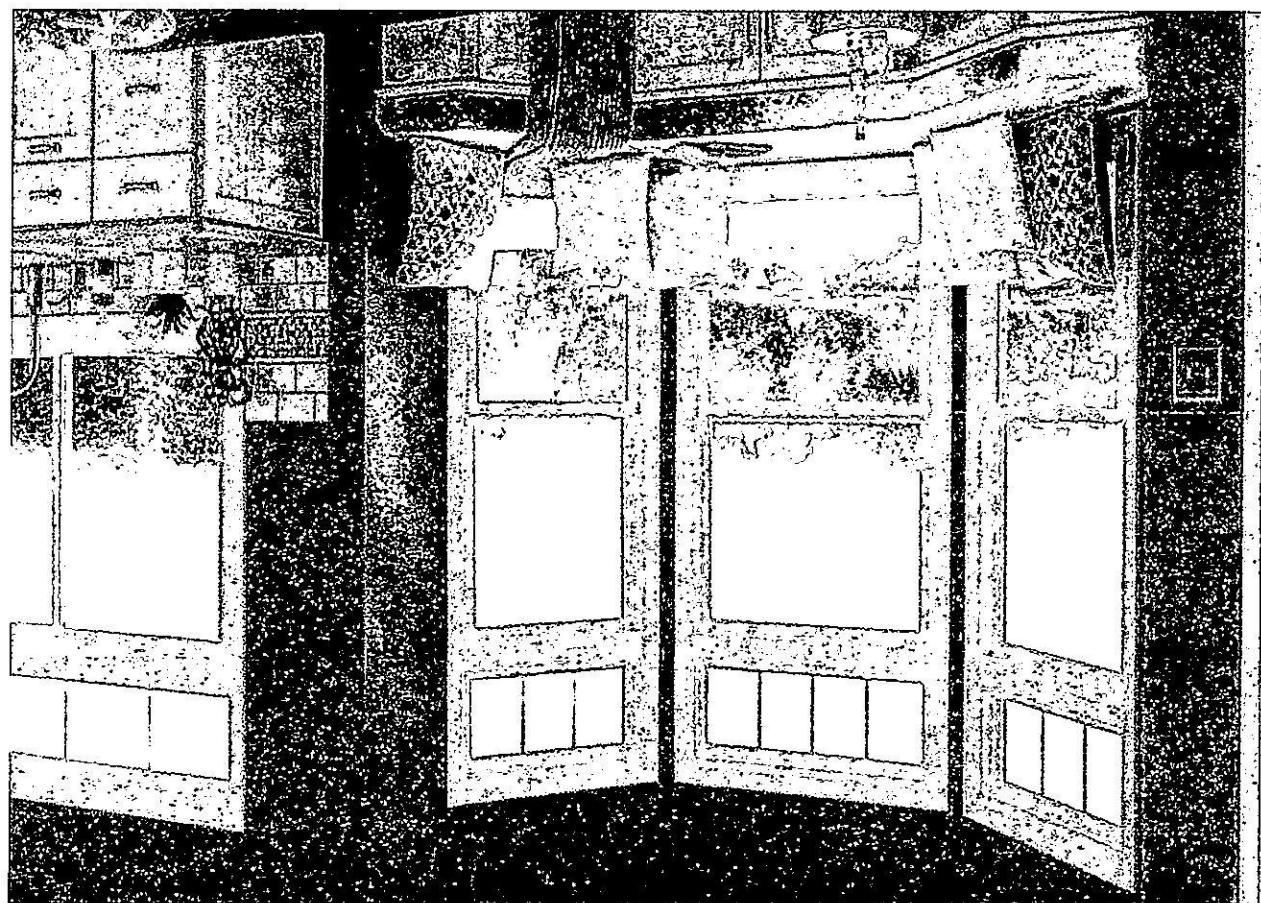
Please check each item as completed and sign below:

- ☒ Complete application  
☒ Include photos  
☐ Include drawings  
☐ Schedule Review

I certify that the information contained within this application is complete and correct to the best of my knowledge.

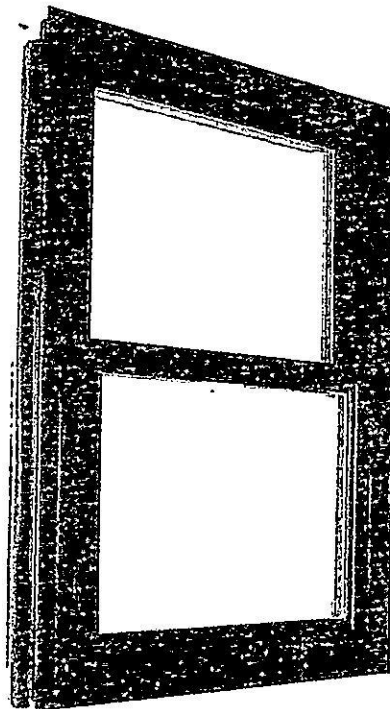
(Property Owner - Signature)

1#



# A range of choices for a variety of homes.

Whether you prefer traditional styling, a contemporary look, a lot of options or just the basics, there are two series of Silver Line® windows and patio doors to help meet your needs and your budget.



## V3 SERIES

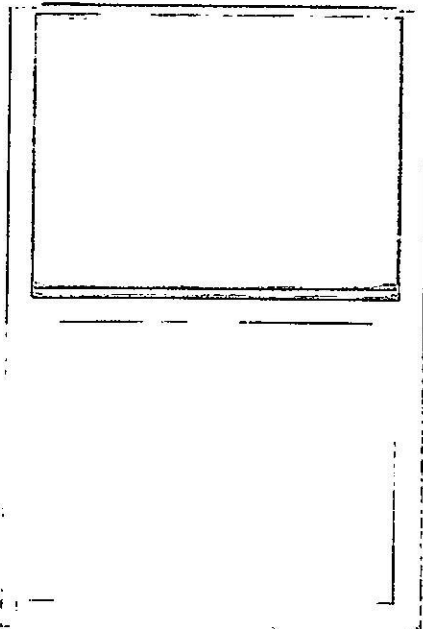
### FEATURES

- Wide profiles for a more traditional look
- Variety of features, options and sizes
- Available with glass options that are ENERGY STAR® certified for greater energy efficiency
- Low-maintenance vinyl construction inside and out
- Custom sizes available
- Backed by industry-leading Limited Lifetime Warranty\*

## V1 SERIES

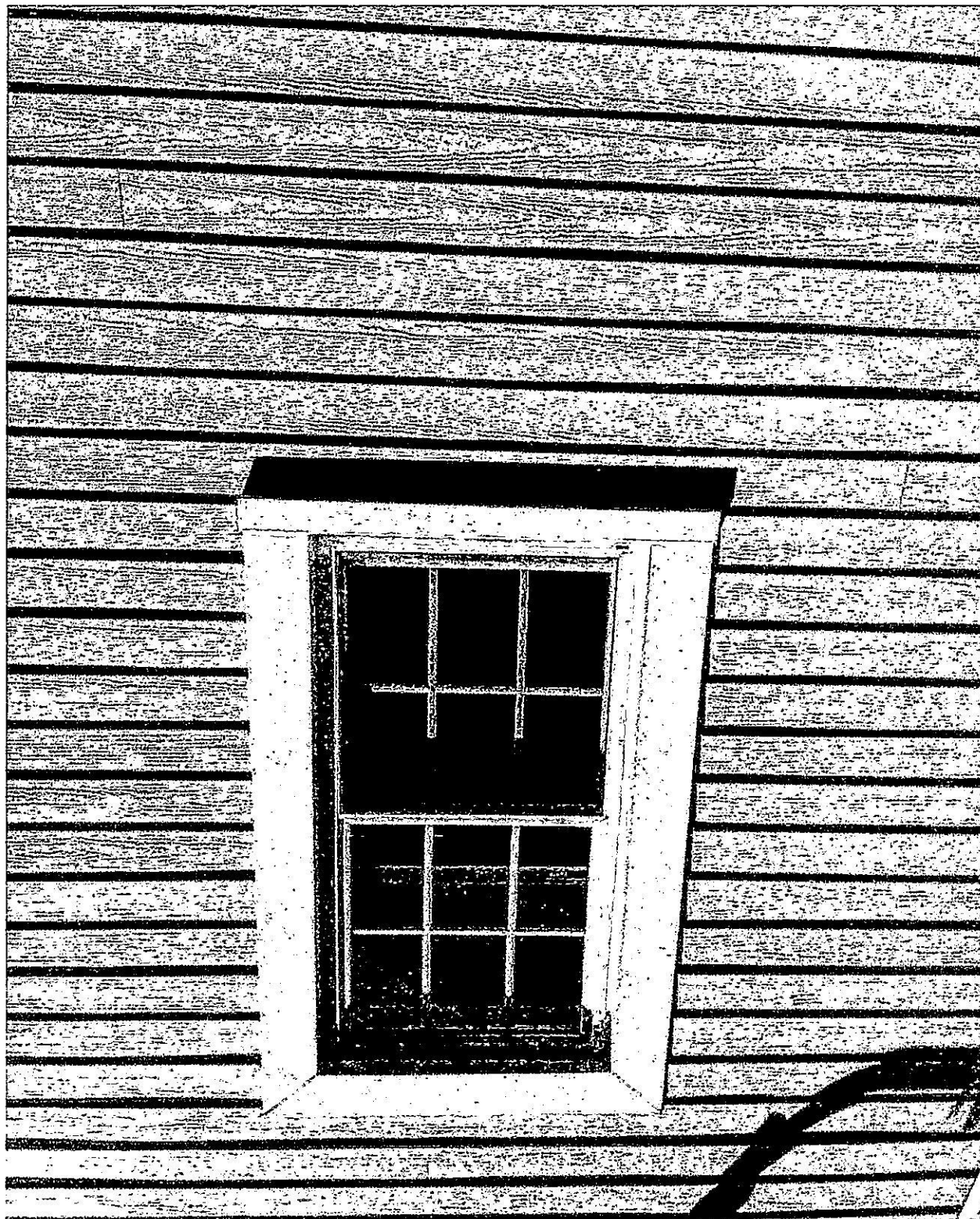
### FEATURES

- Slim profiles for a more contemporary look
- Most popular features, options and sizes
- Available with glass options that are ENERGY STAR® certified for greater energy efficiency
- Low-maintenance vinyl construction inside and out
- Custom sizes available
- Backed by industry-leading Limited Lifetime Warranty\*





#3



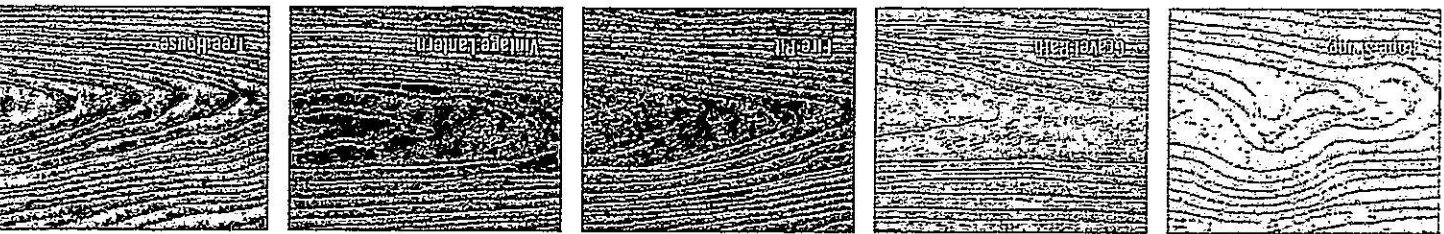
#4

# WHAT TO LOOK OUT FOR FROM TREX IN 2020

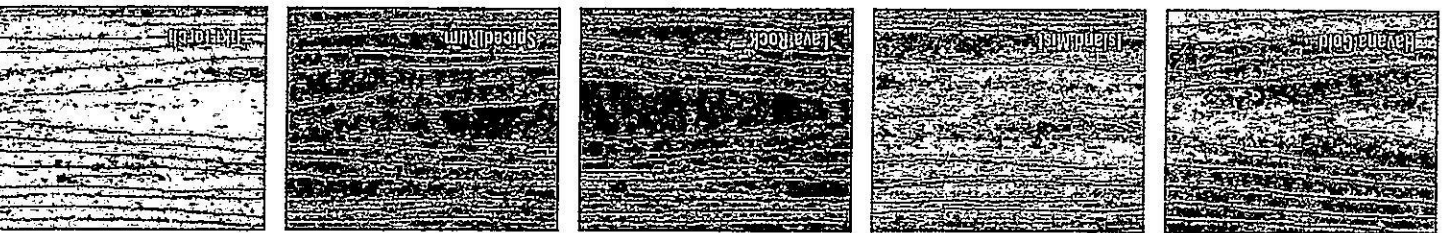
ASK ABOUT OUR MOFFETT FORKLIFT BACKYARD DELIVERIES

FAIR LAWN, NJ (201)796-2082  
EMERSON, NJ (201)262-6666  
MIDLAND PARK, NJ (201)652-1000  
WANTAGE, NJ (973)875-5106  
WARWICK, NY (845)986-2255  
ROSELAND, NJ (973)226-5700  
SUGGASUNNA, NJ (973)968-7700  
NEWARK, NJ (973)638-7200

FOR PRICING AND AVAILABILITY, E-MAIL [INFO@KUIKENBROTHERS.COM](mailto:INFO@KUIKENBROTHERS.COM), OR CALL:



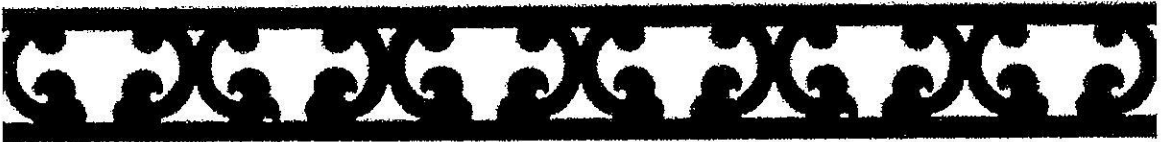
CLASSIC EARTH TONES



MOORE BROTHERS LTD. 1000 COLONY

54

Willow Spandrel

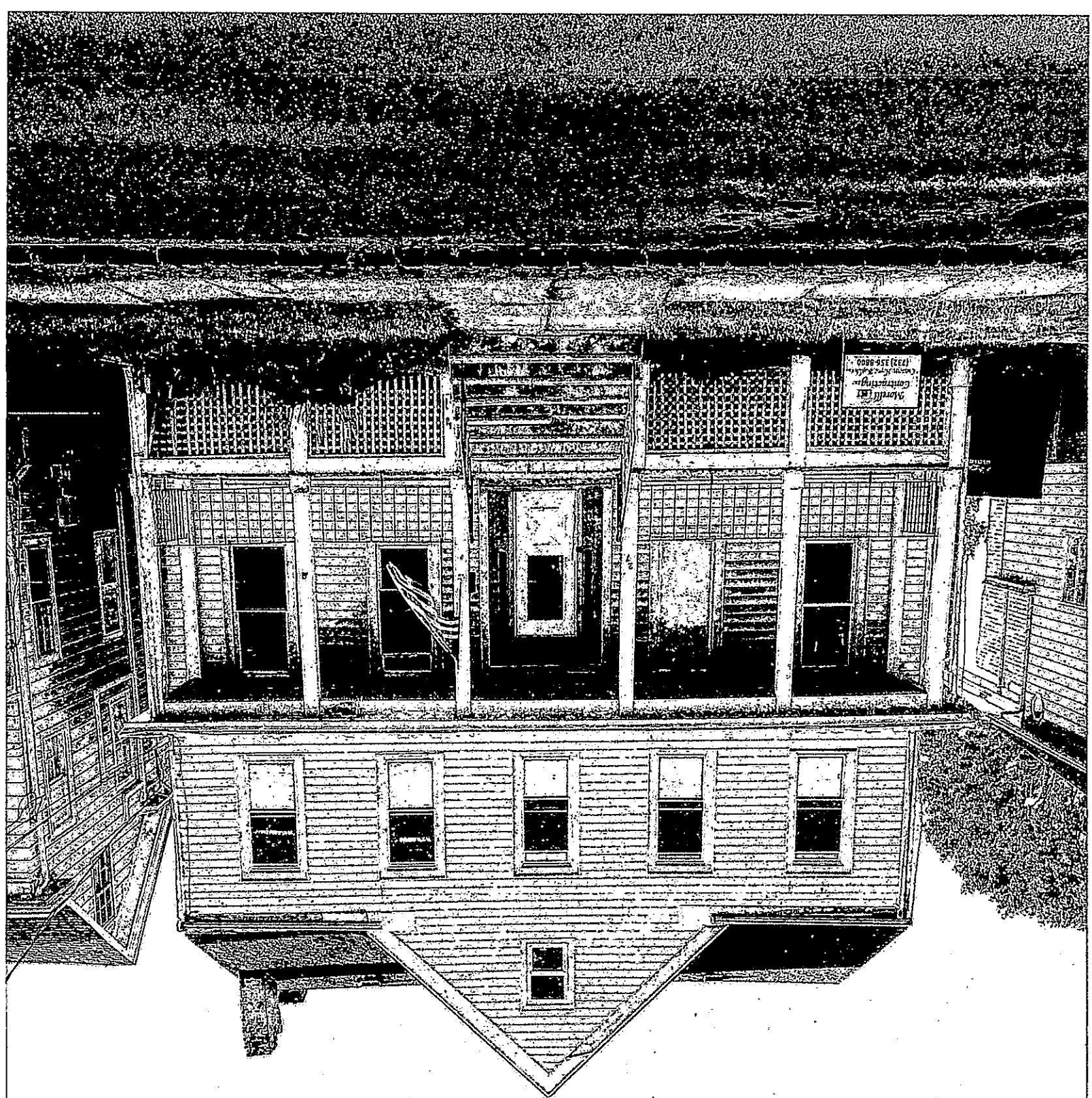




9#

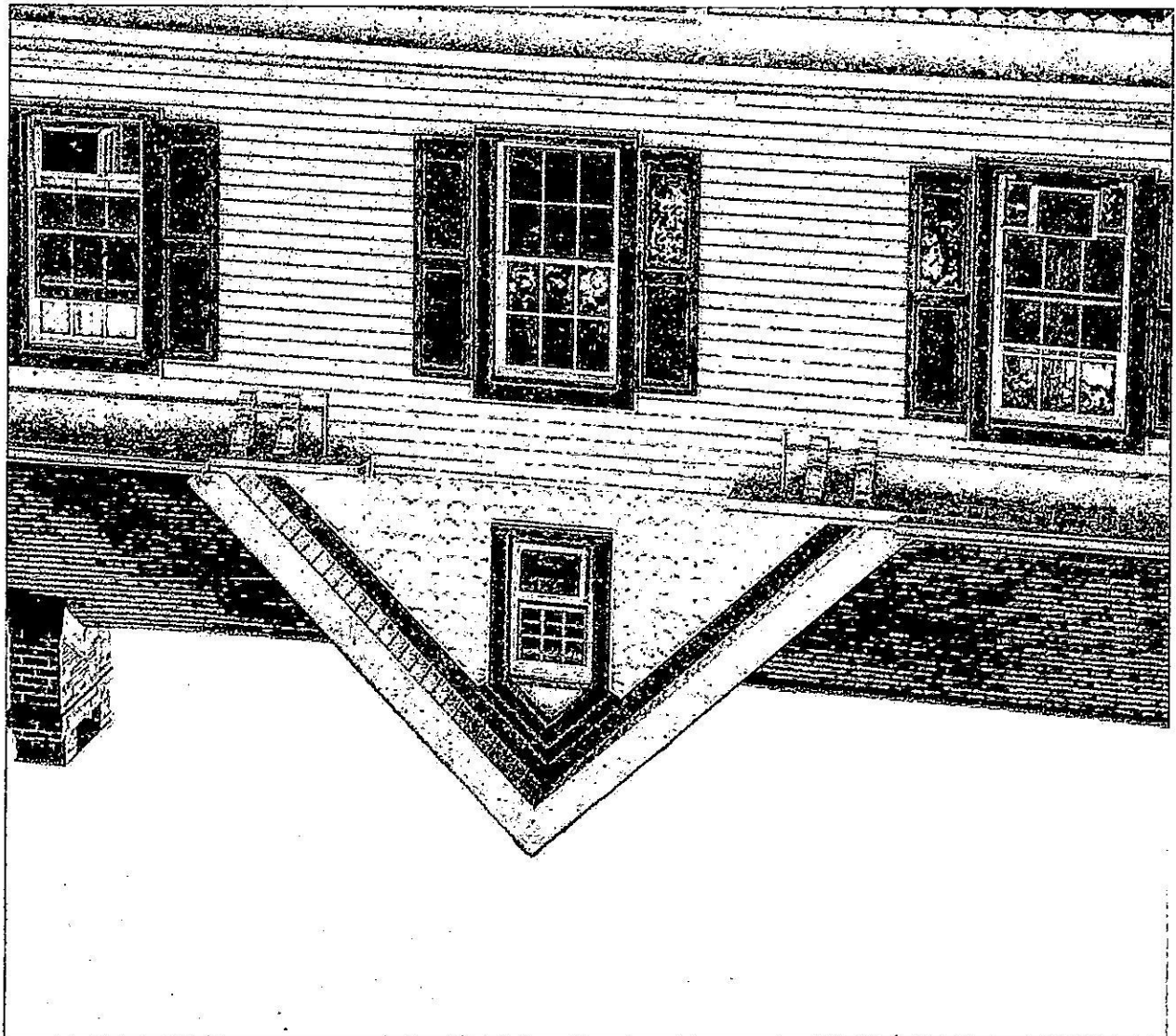


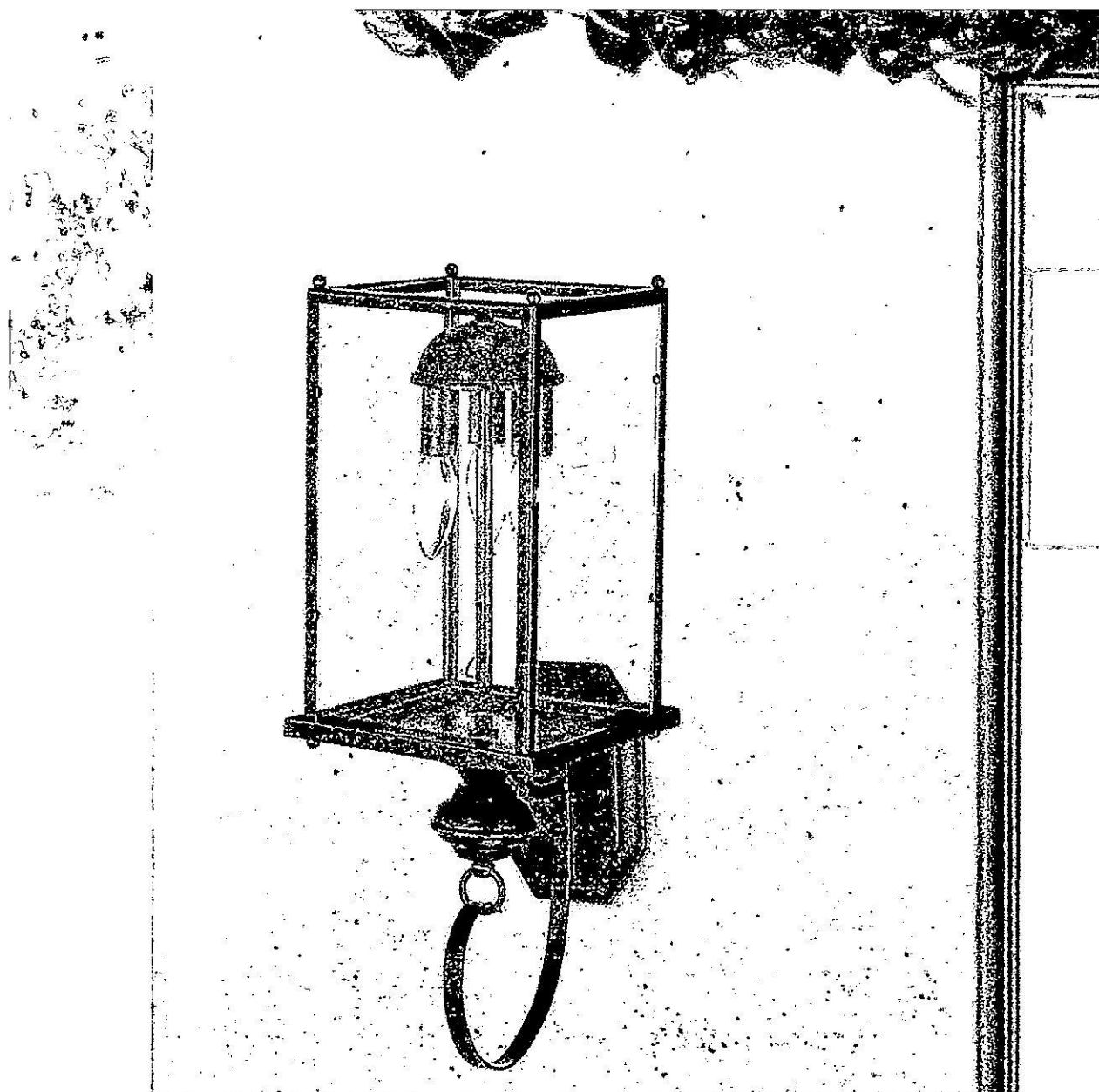




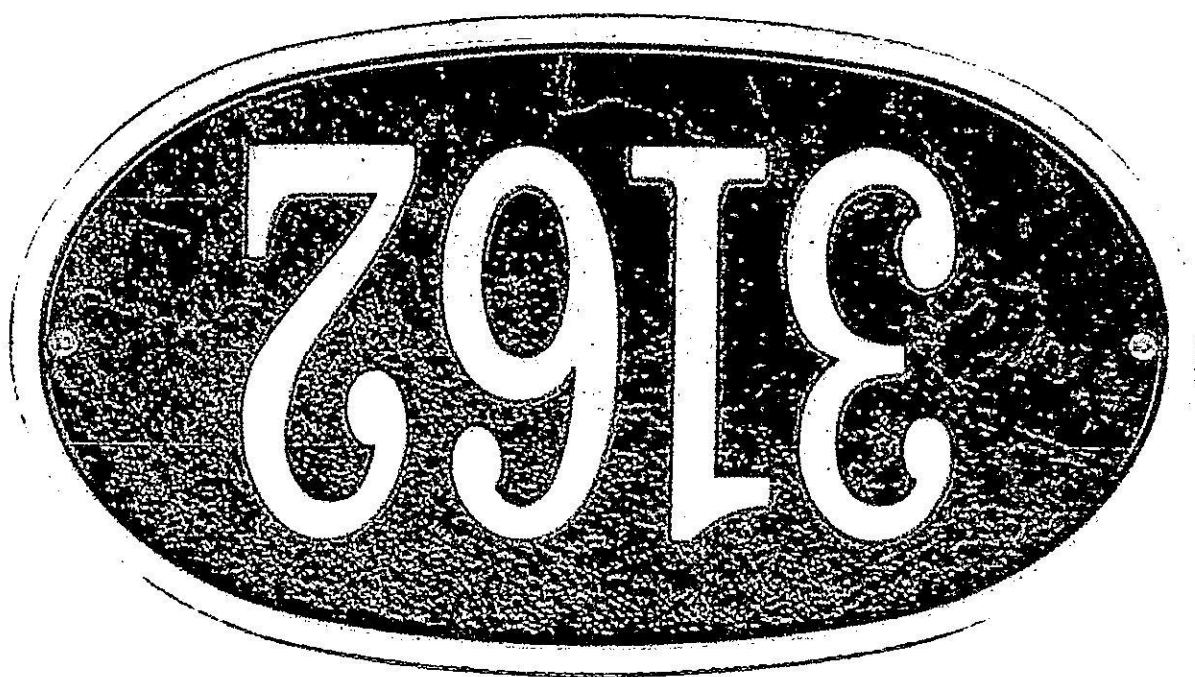


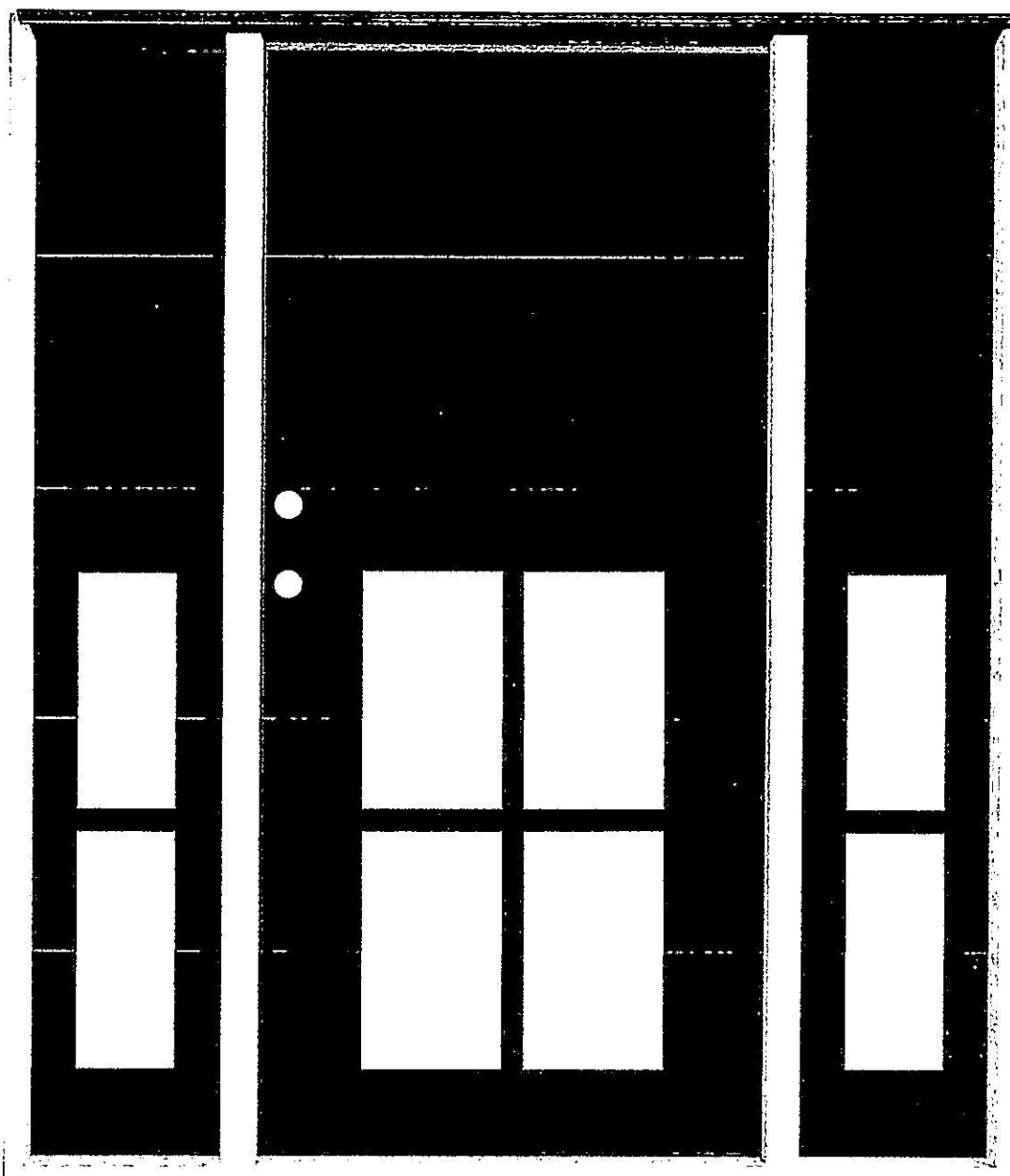
6#



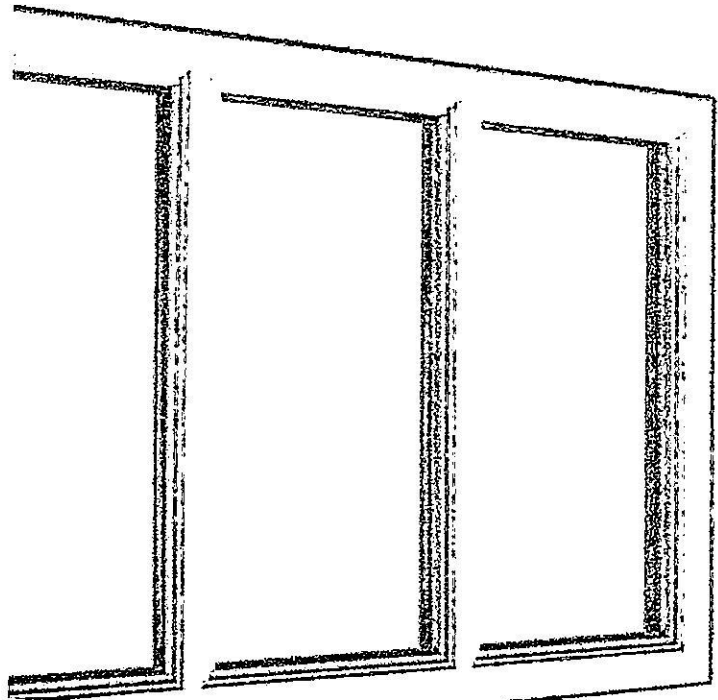


#11



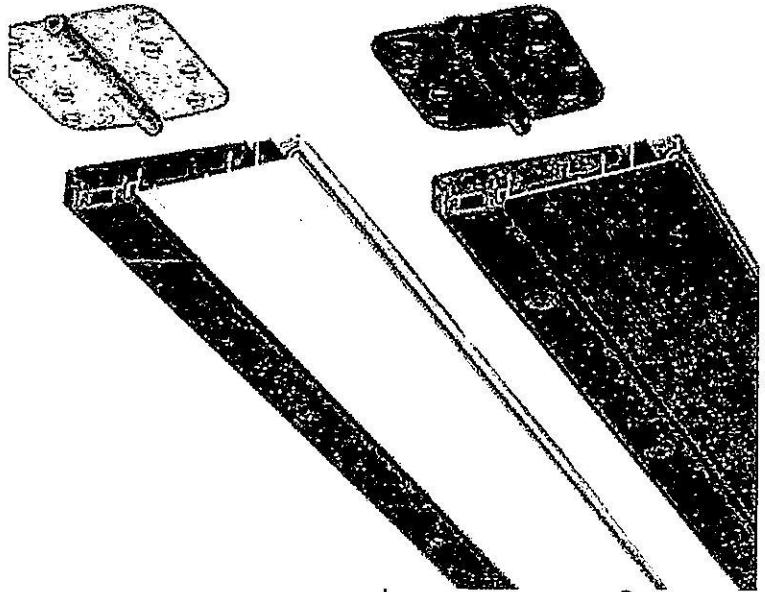


## Product Overview



Paintable Glass Frame

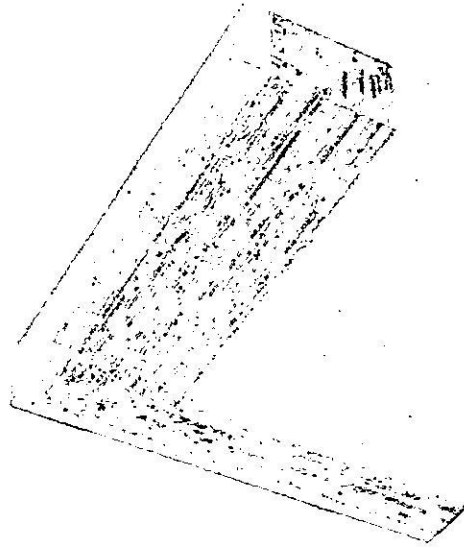
Door and glass frame can be painted to match.



Ball Bearing Hinges



Quality You Can Feel



Composite door and frame provides a rot-free system and protects against the effects of the elements.

### Stand Up to the Elements

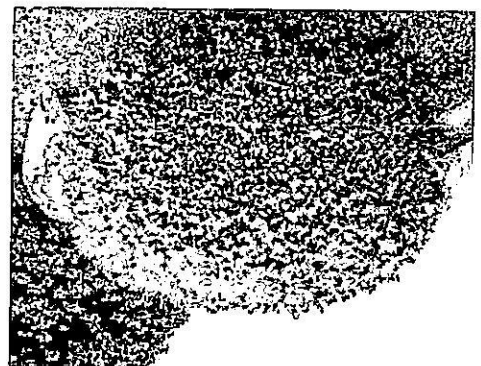
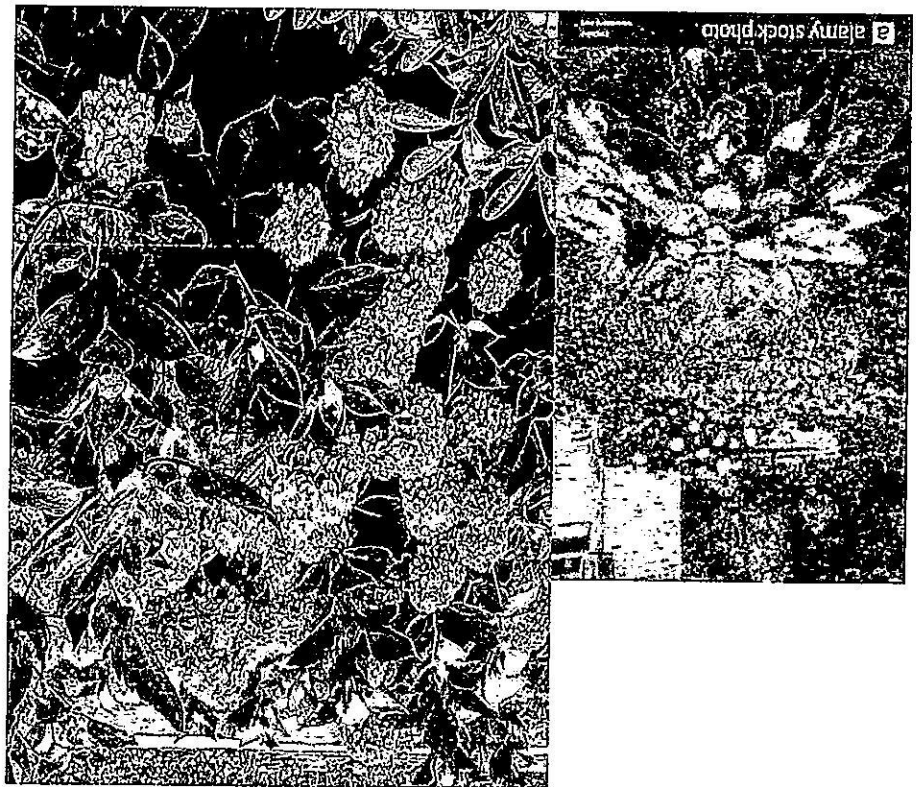


Allows smooth operation and prevents sagging over time.

Complete engineered door construction provides a solid feel.

This traditional direct glazed door complements the architecture of any home. Built to perform in any climate – hot or cold, wet or dry – with less maintenance than a wood or steel door. Not only will this door add beauty to your home, but replacing an old or outdated door with a new one can increase your home's value.

- Complete engineered door construction provides a solid feel
- Composite door and frame provides a rot-free system and protects against the effects of the elements
- Fiberglass composite doors system is dent resistant and reduces heat buildup
- Ball bearing hinges provide smooth operation and prevents sagging overtime
- Insulated double pane Low-E glass for energy efficiency and high performance
- Weatherstripping provide an air tight seal
- Adjustable sill allows for installation adjustments to ensure a perfect fit
- Double bore and 3 in. stiles provides added security
- Door and glass frame can be painted to match
- Available in left/right inswing and outswing
- Brickmold and interior trim sold separately
- Energy Star compliant





BOROUGH OF FLEMINGTON  
Historic Preservation Commission  
38 Park Avenue, Flemington, NJ 08822

October 22, 2020

To: Colleen Morelli  
619 Old York Road  
Neshanic Station, NJ 08853

Re: Contributing property located at:

27 Church Street  
Flemington, NJ 08822

On October 21, 2020 the Commission reviewed your application and heard your testimony regarding your proposal. The commission has approved your application as per the following resolution.

*Approved with the following clarification(s). Windows to be either 1 over 1, or 2 over 2. All Porch material (including posts) to be trex or other composite material, surfaces cannot be shiny. Natural colored floor or Trex colored floor to compliment the trim is acceptable. Porch steps to remain masonry with Limestone treads, Porch railing to be matte finish. All Gutters visible to street view, to be half round with round or corrugated round downspouts, if unable to preserve existing yankee gutters. Owners will look to repair the existing front door, if replacement is needed administrative review will be conducted by John Hatch.*

Regards,

Historic Preservation Commission

CC Planning Board (email)  
Jeff Klein (email)

The above resolution was approved at a regular meeting of the Flemington Historic Preservation Commission in compliance with the Historic Preservation Ordinance of Flemington Borough, Section 1631 of the Borough's Land-Use Ordinance. This document represents the Commission's decision regarding the proposed changes to the exterior of the designated structure within the Borough of Flemington's Historic District. Copies of this letter will be provided to the Building Inspector for enforcement. The applicant understands that the terms of this resolution must be implemented unless appealed within 45 days to the Planning Board.



BOROUGH OF FLEMINGTON  
Historic Preservation Commission  
38 Park Avenue, Flemington, NJ 08822