

TOWNSHIP OF WEST MILFORD HISTORIC PRESERVATION COMMISSION

Minutes

June 20, 2006

Meeting called to order by Chairman, James Van Hooker, at 7:35 p.m. with the reading of the legal notice.

ROLL CALL

Present: James Van Hooker, Steve Boshart, Robert Kochka, Harry Rescigno, Kristen Koerner

Absent: Alice Dusenberry, Samantha Vaughan

Also Present:: Robert Sparkes, GIS Specialist
Wayne McCabe, Consultant

MINUTES

Motion made by James Van Hooker to approve May 17, 2006 minutes and seconded by Kristen Koerner.

HISTORIC PRESERVATION OFFICE GRANTS

Wayne McCabe explained that in the next two weeks the survey sheets will be completed. Kristen Koerner explained that Steve Boshart and she went on a site visit and were left with some questions. Discussion of the various structures. James Van Hooker is to review them.

Rob Sparkes explained that letters were sent back and forth regarding the Task 1 portion of the grant. The Mayor will send a letter to the Historic Preservation Office stating that the Township will not be pursuing the designation of the Wallisch Estates at this time.

There will be a training session held on July 29th with George Chidley of the Historic Preservation Office from 9-12. The Newton Historic Preservation Commission will also be attending. Secretary to check Museum availability.

Proposing September 12 and September 19 for public hearings. Wayne McCabe is to check with William Drew and George Chidley.

Wayne McCabe is to prepare a letter to the designated structure property owners that will have to be reviewed by George Chidley then Secretary will produce and send out.

WEST MILFORD PRESBYTERIAN CHURCH

Secretary explained that there was another meeting scheduled to meet on the Church Wall with Passaic County. It was a formality, Capt. Hardin attended for traffic purposes.

VREELAND STORE

Steve Boshart mentioned that they have touched up the paint. Kristen Koerner commented on the odd front window. The secretary has not seen any further correspondence from the County or Planning Board regarding the front porch.

WALLISCH ESTATES Steve Boshart stated that the Board of Education and the Township Council was unable to come to conclusion regarding the property.

MISCELLANEOUS

Rob Sparkes explained that William Drew will be contacting Wayne McCabe regarding adaptive re-use for historic structures. Wayne McCabe explained that there are different types of uses found in Historic Districts. The historic district sits on top of the zoning map. It doesn't alter or change the uses that are permitted by the zoning act. The question that comes up what uses are permitted by the historic district, it's the zoning that permits the uses and that the historic district is an overlay thing yes, these buildings may be in combination of village commercial or R-4 or R-1 whatever is

appropriate. If you have multiple uses the historic district would overlay all those wherever the boundary is set. The uses would still be put in that zone for the specific parcels but the only effect that the historic district has is in conjunction with the site plan, subdivision or variance an applicant is seeking the applicant would have to come before the Historic Preservation Commission. The Commission is to be concerned about the visual of an exterior on a designated site not the zoning aspect. When the uses on a site are going to change, improvements will need to be made. The improvements that are to be made is also compatible with the historic district, the streetscape of the site and how it relates to the building. This subject will be discussed further at the training session of July 29th.

Clinton Road Sign: Rob Sparkes explained that he and Samantha have been rewording the sign.

Brief discussion on Mr. Nelessen's presentation of the area around Town Hall. The public was to apply their individual vision on the maps and find a consensus. There will be one more presentation with the results summarized and presented on one plan.

Steve Boshart believes that the area should be pedestrian friendly. It will only enhance the historic district.

ADJOURNMENT

James Van Hooker motioned to adjourn meeting and seconded by Steven Boshart. Meeting adjourned at 8:45 p.m.

Respectfully submitted,

Gail Van Hook,
Secretary