

Historic Preservation Advisory Committee to the Lawrence Township Planning Board

Meeting Minutes

March 8, 2021

Opening of Meeting/Call to Order

The general meeting of the Historic Preservation Advisory Committee to the Lawrence Township Planning Board was called to order at 7:32pm on March 8, 2021 via UberConference by Ed McDonald.

Roll Call

Members	Present	Absent	Time of arrival after meeting called to order
Joe Ciccone		X	
Joseph Como (Vice Chair)	X		
Denny Cox	X		
Wolf Hul	X		
Edward McDonald (Chair)	X		
John Pavlik	X		
Mike Powers (Liaison)	X		had to leave mtg at 7:35
Douglas Sargent	X		

1. Approval of February 2021 Meeting Minutes

Members	Made	Second	Yes	No	Abstain
Joseph Como (Vice Chair)			X		
Denny Cox			X		
Wolf Hul		X			
Edward McDonald (Chair)			X		
John Pavlik			X		
Mike Powers (Liaison)			X		
Douglas Sargent	X				

2. New Applications

a. 45 Pine Knoll Drive

Pat Boyle and Kevin Wilkes, of Wilkes Architects, presented the proposed renovation of an existing barn on behalf of the owner of 45 Pine Knoll Drive, a property listed on the New Jersey and National Registers of Historic Places. The barn sits on a 4.5-acre lot along with the existing house and is being considered a contributing structure. The barn is not mentioned in the paperwork for the NJ Register, but is estimated to be built in the early 1900s, if not earlier.

Existing photos and floor plans were presented depicting the current condition of the barn. The exterior wood planks are deteriorating, especially at the ground. Ponding occurs along the east elevation of the barn and the entire, now concave,

east wall was replaced at one point with new construction. It is suspected that the now windowless façade of the east elevation originally matched the existing west elevation.

The owner is looking to expand their living accommodations. Floor plans and exterior elevations of a proposed barn renovation were reviewed. All existing exterior wood siding within 18" of grade will be replaced with composite Boral in the same size and dimension, painted to match the existing siding. On the south elevation, the existing windows would be replaced with 9 pane, Anderson 400 series windows and be painted to match existing. A new door with upper window would also replace the existing door on the south elevation. The proposed east elevation is designed to match the existing west elevation with all windows on both elevations being replaced with Anderson 400 series 6 over 6 windows. The four garage doors on the north elevation and the double doors on the south elevation would not be touched. On the North elevation, the first two bays of garage doors will be for garage access, the third bay will allow for entrance to the art studio, and the last bay will be for access to the mechanical room. The roof will stay the same for the exception of the addition of a stainless steel, double insulated chimney for the fireplace. Galvanized half-round gutters and downspouts will be added at all eaves. There are no plans to do anything to the foundation until further investigation occurs when construction begins.

Motion to Approve:

Members	Made	Second	Yes	No	Abstain
Joseph Como (Vice Chair)			X		
Denny Cox			X		
Wolf Hul			X		
Edward McDonald (Chair)		X			
John Pavlik			X		
Douglas Sargent	X				

3. New Business

The property at 3850 Princeton Pike went into foreclosure and Ed McDonald was contacted by a prospective buyer inquiring about the potential possibilities the property could be used for, including tearing it down. EM responded that the HPAC typically won't approve demolition and that they could do anything on the inside of the structure, including a bed and breakfast or apartments. They may come before the HPAC in the upcoming months.

Adjournment: Ed McDonald made a motion to adjourn. All were in favor and the meeting was adjourned at 8:00pm.

There was no meeting in April, May, and June due to no new business. The next general meeting is scheduled for 7:30pm on July 12, 2021 in the Manager's Conference Room at the Lawrence Municipal Building.

Minutes submitted by: John Pavlik II, AIA, NCARB, LEED AP