

**Historic Preservation Advisory Commission Meeting  
Regular Meeting of August 19, 2013 7:00 pm**

The regular meeting of the Historic Preservation Advisory Commission took place on the above date. Chairman Dennis Becker read the Open Public Meetings Act and requested Commission Secretary Mrs. Citterbart to call the roll. Commission Secretary Mrs. Citterbart stated there was a quorum.

**FLAG SALUTE**

**MEMBERS PRESENT:** Mr. Kaplan, Mrs. Schulte, Mr. Porter, Mr. Elvidge, Chairman Becker

New member Mr. Ralph Porter was introduced to the Commission.

**PROFESSIONALS PRESENT:** Jessica Caldwell, P.P., J. Caldwell & Associates, Inc.

**CONSIDERATION OF MINUTES**

April 15, 2013

**Mr. Kaplan made a motion to accept the April 15, 2013 minutes. Mrs. Schulte seconded the motion. The minutes were approved with a unanimous "aye" vote.**

**APPLICATIONS**

**77 High Street Associates, LLC (#HPC-3-2013)  
Block 4.03 Lot 9  
77 High Street**

Applicant requests to remove slate roof and replace with asphalt shingles.

Rona Malton stated: My building is in the Historic District and it has the original slate roof which is beyond repair. I have leaks that roofers have come and looked at and said it can no longer be repaired. I have owned the building eight or nine years and have repaired it in the past. Slate is too difficult to do because it is not done any more and it is extremely expensive. I have had a few roofers give me estimates on the slate substitute. I feel this would be an improvement to the building. At this point, I cannot rent the second floor apartment unless I do a roof. There is too much damage from the rain.

Mr. Becker stated: There are asphalt shingles out there that look a little more like slate than what you have presented to us. Have you looked into any of those?

Ms. Malton stated: I was going to do a 30 year gray to match the slate.

Mr. Becker stated: Some of them have more designs that look more like slate from the road.

Ms. Malton stated: I would do the best I can when it comes to picking it out. You are taking about \$12,000 for a roof in which I do not have the money to do. I am using my own personal money for this. Obviously money does matter and, like I said, it will be a vast improvement to see a new roof versus a slate roof that is in such disrepair. It is pretty wedged in on either side. One of the houses is abandoned. You do not look at the house from the road and just see the roof.

Mrs. Schulte asked: Did you have an estimate from a slater for repairs vs. redoing.

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Ms. Malton stated: I have done repairs in the past 8 or 9 years that I have owned it. I have done plenty of slate repairs. No one wants to come and do repairs anyone. They said it is far too gone. I grew up in a house with a slate roof and I own a house in Morristown and it has a slate roof. I know slaters very well. There is nothing more to do with this roof. I have paid several thousands of dollars over the 8 or 9 years that I have owned the building to repair it. Water travels. I can repair one section and then all of a sudden I have another section that has a leak.

Mr. Becker stated: The problem with the slate in this area is it is a very soft slate. If you go to Northwest Building Supplies they have slate but they put metal clips on the roof and the slate locks into the metal clips which are easier than putting it on the old way. It is an alternative to doing it the original way. It is supposed to last a very long time.

Mr. Becker asked: Is the roof you are replacing, the back roof or the front roof that is facing the road?

Ms. Malton stated: Except for the porch roof, it will be the entire roof.

Ms. Schulte asked: Is it vinyl or aluminum siding?

Ms. Malton stated: It is aluminum side. It was there when I purchased the house.

Mr. Becker stated: I think architectural asphalt is approved by the State Historic Commission and it will be the cheapest way out. I know the State Historic Commission approves metal roofs.

Mr. Becker stated: Generally the State Historic Commission does not approve regular asphalt shingles like you are proposing unless it is the architectural shingle. From the ground it looks more like a regular slate roof.

Mr. Porter stated: There are different types of architectural shingles. You will want one that looks like slate.

Ms. Malton asked: Are you limited to only recommend something that is approved?

Ms. Schulte stated: We have an ordinance that we need to follow.

Ms. Caldwell stated: I reviewed the ordinance and you are right in saying that the main impact that you are looking at is the view from the street and whether or not that is impacted. It seems to me that in terms of an exception you are going along a good road with the architectural shingle that looks something like slate. If you don't agree with what this Commission comes up with tonight you can go to the Planning Board on appeal but if they approve the architectural shingles tonight, you can look into it and see if it fits into your budget.

Ms. Malton stated: I will look into the architectural shingles as long as it is in the same price range.

Discussion ensued.

Chairman Becker opened up this portion of the meeting to the public, which no one stepping forward, Chairman Becker closed the public portion.

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**Mr. Becker made a motion to approve the application with a change that states architectural shingles in lieu of asphalt shingles and will do the front porch roof so everything matches. Mrs. Schulte seconded the motion.**

**AYE:** Mr. Kaplan, Mrs. Schulte, Mr. Porter, Chairman Becker

**Cellco Partnership d.b.a. Verizon Wireless (#HPC-2-2013)  
Block 7.03 Lot 8  
32 Liberty Street**

Applicant proposing to construct a pre-package gas generator on an 8' x 5' (40 sq. ft.) concrete pad and a 500 gallon above ground propane tank on a 4' x 9' (36 sq. ft.) concrete pad.

Michael Beck, Esq., representing the applicant stated that the applicant is proposing to add a standby emergency generator. The generator will be placed on an 8' x 5' concrete pad and fueling the generator is a 500 gallon propane tank on a 4' x 9' concrete pad. These are the same types of propane tanks that you see at residences that don't have gas or oil heat. You see them along the side of the house. Verizon is proposing to screen this by proposing new landscaping as it is also adjacent to the parking lot; they will put in bollards as well to protect the system. You are all familiar with Liberty Towers; a five-story HUD owned building that was built in 1974. It sits on the southwest edge of the Historical District. The properties to the rear of it are not part of that district as it appears looking at the map. The building itself as a 1974 brick front building is a non-contributory element to the Historic District. I do have our planner here who has photo simulations if you have questions to what it will look like. Our architect is here as well to answer any questions you may have on the physical look and any operation questions and we also have a preservation specialist as well if you have any specific questions or concerns with respect to any potential impact on the Historic District.

Mr. Becker asked: This is a stand-by generator so it will not be running full time?

Mr. Beck stated: That is correct. It cycles once a week. They do a test run which lasts about 20 or 30 minutes during daytime hours. The only time it would be operating outside day time hours would be in an emergency situation when the power is down.

Mr. Becker asked: Is there a cell tower there now?

Mr. Beck stated: There are existing antennas on the building that were previously approved in 1997. If you look at the photo simulations, you can't see the antennas. They are fairly well obscured. You won't see them on the photos that were taken by our planner. The question would be what impact, if any, does the generator have on the property and the surrounding properties?

Mrs. Schulte asked: What is the existing generator for?

Mr. Beck stated: It is my understanding that it is part of the HUD building. They endeavored to put in their own generator. It is my understanding they have had some issues with that as well.

Mrs. Schulte asked: What is the unit right next to it?

Mr. Beck stated: I don't know what that is.

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Mr. Beck referred to Frank Colasurdo.

Mr. Colasurdo, applicant's architect stated: The housing unit decided to get rid of their diesel generator that is inside the building and install a natural gas generator. While that switch is happening they have another unit next to the new natural gas generator that is the cooling on a radiator for the old generator inside. They started dismantling the new one and until it is up and running it will stay there.

Mrs. Schulte asked: Where will the generator be located?

Mr. Colasurdo stated: It will be further to the rear of the property than the gazebo.

Mr. Beck stated: Typically the question from property owners is what is the noise going to be? We certainly need to be compliant with the Town's and State's noise requirements. The typical noise requirements are 50 DVA during the day time and 60 DVA in the evening. Again, the only time it will be operational during the evening is if there is an emergency. This generator does have noise suppression. It is made to be quiet. It is a permanent fixture to the property but it is quieter than the portable ones. It is more self-contained and more efficient.

**SWORN:** Frank Colasurdo and William F. Masters, Jr.

Mr. Colasurdo indicated to the Board where the generator will go.

Ms. Schulte asked: If the residents are sitting in the gazebo, will they be able to hear it?

Mr. Colasurdo stated: Yes, if it is being tested, they will be able to hear it. It isn't any louder than the noise from a car idling in the parking lot.

Mr. Colasurdo stated: We will not have to remove any trees and we will buffer around the area with bushes.

Ms. Caldwell asked: How often will the generator be exercised in non-emergency situations?

Mr. Colasurdo stated: Once a week between the hours of 1 PM and 2 PM. It will run for about 45 minutes. 30 minutes at full load and about 15 minutes to cool down. The only thing that will override this would be an EPA alert that would say don't test this day. It is operated remotely and it is watched 24/7.

Chairman Becker opened up this portion to the public. With no public coming forward, he closed this portion of the meeting.

Mrs. Schulte made a motion to approve the application as presented. Mr. Kaplan seconded the motion.

**AYE:** Mr. Kaplan, Mrs. Schulte, Mr. Porter, Chairman Becker

**CORRESPONDENCE**

Appointment of Ralph Porter as Class A HPC Member until 12/31/2015.

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OPEN TO THE PUBLIC

No public comment

ADJOURNMENT

Chairman Becker made a motion to adjourn the meeting. Mr. Kaplan seconded the motion. The meeting was adjourned with a unanimous "aye" vote.

The next regular scheduled meeting will be held on September 18, 2013 at 7:00 pm in the Council Chambers of the Municipal Building.

Respectfully submitted,

A handwritten signature in black ink, reading "Katherine Citterbart". The signature is written in a cursive style with a large initial 'K'.

Katherine Citterbart  
Historic Commission Secretary