

Morris Twp. Historic Preservation Commission Minutes for June 25, 2019 Meeting at 7:30 pm

The meeting was called to order at 7:35.

Present were: Carol Barkin, Jean Rich, Judith Sacks-Bliss, Sarah Harris, Craig Goss, Chuck Schmidt.

Guests: DOMO Architects, developers of proposed townhouses at 257 Mt. Kemble Ave.

Minutes of May 28 meeting were reviewed and approved, with the following modifications: Change Dom to DOMO as name of architecture firm; delete "as well" following (with affordable housing..

Old Business:

1. Application for 257 Mt. Kemble Townhouses
 - DOMO presented a revised site plan which incorporates our suggestions of May 28. New plan has only four units on lower part of site, and now seven units on upper portion. The result is a much smaller presence when viewed from Mt. Kemble Ave.
 - New plan provides easier access from Mt. Kemble Ave., and partially addresses complaints of neighboring property owners.
 - Architecture of the lower units was revised to include gables and other features and finishes much more in keeping with the Pruddentown style.
 - Retaining walls and landscaping will be used to conceal and provide privacy for all units.
 - Judith suggested that they get an appraisal for any Walnut trees that must be removed. They can bring a good price!
 - DOMO will present their updated proposal to the BoA on July 22. Our commission approves of their design and wishes them well.
2. 1 Whippany Road
 - Carol and Judith reported on the BoA hearing on June 24th. The hearing was abbreviated due to the lengthy hearing that preceded it. Testimony was suspended at 11:00 pm.
 - The only subject addressed was traffic studies done by experts on both sides. A significant and unresolved objection by the neighbors is that all ingress/egress is on Columbia Turnpike.
 - Neighbors are continuing their fundraising to oppose the project.
 - Next hearing is on September 23rd.

New Business:

1. Review of proposed amendment to HPC ordinance
 - The attendees reviewed the proposed amendment, which had been prepared by Chuck in response to a draft amendment which had been prepared by John Mills, Esq.
 - All agreed with the key objectives of the amendment, which are:
 - Review and testimony by HPC will be required for all applications regarding historic properties to the BoA and the Building Dept. This will enable HPC to better accomplish its mission of preservation than the current ordinance which requires only that an informational copy of applications to the BoA be provided.
 - All properties aged 75 years and older shall be presumed to be historic unless determined otherwise by the HPC.
 - There shall be a mandatory 90 day waiting period on any applications for demolition of an historic property
 - The HPC shall complete its reviews within 30 days unless agreed otherwise
 - Some revisions to the wording were agreed. Chuck will incorporate these and forward the resulting document to Mr. Mills so that he can advance it to the Twp. Council for their July 17th meeting.

The meeting was adjourned at 8:55 pm. Next meeting will be on July 30th at 7:30 pm.

Respectfully submitted, Chuck Schmidt, acting secretary.