

Historic Preservation Commission  
Meeting Minutes  
February 11, 2025

- **Call to Order**

Pat Fisher-Olsen called the meeting to order at 7:31 p.m. She announced that all laws governing the Open Public Meetings Act have been met, and that this meeting had been duly advertised. The meeting was held at the Readington Township Municipal Building.

- **Roll Call**

In attendance were Commissioners Pat Fisher-Olsen, Erin Brennan, Jim Carden, Alan Harwick, Sarah John, Steve Nees and Alternate Commissioner Marie Almer. Alternate Commissioner Scott Barton arrived late. Commissioner Chuck Waters was absent.

- **Organizational Matters**

- **Elections**

- **Chair:** Sarah John moved that Pat Fisher-Olsen be elected chair of the Commission. Alan Harwick seconded the motion. Motion to approve by A. Harwick, E. Brennan, J. Carden, S. John, S. Nees and M. Almer. P. Fisher-Olsen voted no.
- **Vice-Chair:** Steve Nees moved that Alan Harwick be elected vice-chair of the Commission. Jim Carden seconded the motion. All were in favor.
- **Secretary:** Alan Harwick moved that Erin Brennan be elected secretary of the Commission. Sarah John seconded the motion. All were in favor.

- **Historic Preservation Commission Design Reviews**

*Potterstown Historic District*

BI 2 L 7.01  
Cold Brook School  
Review: New Roof

Sarah John recused herself and left the room as she is on the Museum Committee.

The Commission was asked to approve a change in the materials to replace the roof on Cold Brook School. The original application was approved by the Commission on December 10, 2024 and called for the existing cedar shakes on the school building to be replaced with Composite EnvironSHAKE. As the composite shakes were more expensive than cedar wood shakes, the Museum Committee opted to replace the school roof with cedar wood shakes substantially similar to those on the existing roof. The commissioners discussed the application.

Motion made by Alan Harwick to approve the change in the materials used on the school building from Composite EnvironSHAKE to cedar wood shakes substantially similar to those on the existing roof as submitted. Steve Nees seconded the motion. Motion approved by: Pat Fisher-Olsen, Alan Harwick, Erin Brennan, Jim Carden, Steve Nees and Marie Almer.

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BI 4 L 7

#### Solar Panel Installation

The application relates to the installation of solar arrays on the South-facing (18 panels), North-facing (10 panels) gable roofs and on the rear flat roof (6 panels) of the house. The commissioners discussed the application.

The commissioners expressed concern that the panels would dominate the northern and southern views from Potterstown Road. Only the roof is visible from the road until one is directly upon the house. Section 60.2.B.(3) of The Land Development Ordinance of the Township of Readington states: "Facilities on property located within local or state/national historic districts shall not be mounted on roofs or exterior building elevations that face public streets". While the solar installation envisioned by the application does not **face** a public street, the commissioners believed that the viewshed would be dominated by the installation. The commissioners agreed that further input from the Zoning Officer was needed.

Motion made by Erin Brennan to return the application to the Zoning Officer to determine the application's compliance with Section 60.2.B.(3) of The Land Development Ordinance of the Township of Readington. Sarah John seconded the motion. Motion approved by: Pat Fisher-Olsen, Erin Brennan, Jim Carden, Sarah John, Steve Nees and Marie Almer. Alan Harwick voted no. Scott Barton abstained.

- **Minutes**

- *December 10, 2024:* Motion to approve the minutes made by Steve Nees and seconded by Scott Barton. Motion approved by: Pat Fisher-Olsen, Erin Brennan, Steve Nees, Scott Barton and Marie Almer. Alan Harwick, Jim Carden and Sarah John abstained.
- *January 14, 2025.* Motion to approve the minutes as amended made by Jim Carden and seconded by Sarah John. Motion approved by: Pat Fisher-Olsen, Jim Carden and Sarah John. Alan Harwick, Erin Brennan, Steve Nees, Scott Barton and Marie Almer abstained.

- **Old Business.**
  - *Creative Furniture.* Vice-Chair Harwick noted that the new signage on the building looked good.
  - *Taylor's Mill.* Chair Fisher-Olsen advised the Commission that the Township received the NJ Historic Trust grant for the preservation plan. Hunter Research will prepare the plan.
- **New Business.**
  - *Cold Brook School.* Chair Fisher-Olsen asked the commissioners if they would be interested in helping to do some repairs on Cold Brook School.
  - *Land Use Law Training.* Commissioner John asked if the training on Township land use laws that had been discussed last year was still being considered. Chair Fisher-Olsen will speak with the Zoning Officer.
- **Public Comment.** None.
- **Adjourn.** Sarah John made a motion to adjourn the meeting. Erin Brennan seconded the motion. All were in favor. The meeting was adjourned at 7:59 p.m.

Minutes prepared and submitted by Erin Brennan.