

Westampton Township Historic Preservation Commission

Meeting Minutes

April 25, 2018

In Attendance

David Barger, AIA, Chairman

Linda Hynes, Deputy Mayor & Liaison to Township Committee

Robert Thorpe

Call to Order

The meeting was called to order by David Barger, Chair, at 7:05 PM who announced that the meeting was being audio-recorded.

Approval of Meeting Minutes

Mr. Barger asked for a motion to approve the meeting minutes from the January 24, 2018 HPC meeting. Mr. Barger and Ms. Hynes voted aye, Mr. Thorpe abstained. Motion is carried.

Correspondence

None

Old Business

1. Brochure: Mr. Barger said that the brochure is done in terms of text but the images still need work to improve resolution. Mr. Barger to finalize.

2. Ordinance revisions: Mr. Barger is creating a draft of the recommended ordinance revisions based on all discussions to date, using notes and audio recordings to prepare a review draft that will be presented for public release and HPC review at the next HPC meeting.

New Business:

1. Wawa – Provco, Rancocas Road: New Wawa development proposal was presented by Mr. Tim Prime, Esq., attorney for the Applicant, along with the Applicant's Professional Engineer. Mr. Prime described the layout of the site, the design of the building and other structures, explained that the Application was in process with the township's Land Development Board and acknowledged the need for HPC review given the site location in the Historic District buffer zone as per zoning and land use ordinances. Mr. Prime indicated that the site wasn't visible from the Historic District, and asked for HPC comment.

Mr. Barger explained the rationale for review, and stated that the site was visible from certain backyards of Village properties. Mr. Barger took no issue with the site layout, the size and general shape of the building, but asked for a brick façade and brick-cladding elements that better coordinated with Village historical style material palettes to substitute areas where stone

veneer was proposed, and similarly, to use gray-pigmented stucco in lieu of standard beige proposed. In addition, Mr. Barger asked for a conventional 'A-frame' fueling canopy roof style in lieu of the single slope "flying wing" design, stating that it would be more appropriate in this location and would convey a neo-traditional aesthetic. Mr. Barger also asked that fueling canopy lighting be shielded from view of Village property owners and to have LED "lamps" of 3200 K color temperature index value. Mr. Prime generally agreed. Mr. Prime felt comfortable that Wawa would agree with these changes, but as the owner wasn't present at the meeting, asked for these items to be conditions of approval. Mr. Thorpe and Ms. Hynes concurred with Mr. Barger. Mr. Thorpe recommended that a letter highlighting the HPC decisions be sent to the Land Development Board.

Mr. Barger opened the meeting to the public:

Nancy Burkley: opposed to project due to traffic implications, pedestrian safety issues, and felt it is not an attractive building. Mr. Barger felt that the comments were valid but were on the edge or outside of the HPC's jurisdiction. Ms. Burkley asked who owns the industrial park drive in Highland Park; the Applicant responded that they have the permission from the private road owner, who is the owner of the industrial park, to subdivide the properties and complete the project. She asked if the lighting could be shutoff after midnight to mitigate glare, but this wasn't feasible given on-site vehicular safety concerns.

Penny Thorpe: asked where the entrance off of Rancocas Road was located.

Gil Gehin-Scott: asked about hours of operation, landscaping to screen the site from Rancocas Road. Mr. Prime responded that the landscaping design was in process with the township Planner and will be discussed at the Land Development Board meeting.

Rosemary Craft: concerned about traffic and pedestrian safety, pollution generated from customers, illegal U-turns at the Bridge Street & Rancocas Road intersection, felt that the proximity to the Lukoil will be problematic, also felt the proximity to another "SuperWawa" a mile away is problematic.

With no further public comment, Mr. Barger closed the public comment portion.

HPC discussion ensued. Mr. Prime clarified that the developer creates a land lease with Wawa and arranges for the approvals and site development, the employees of the Wawa work for Wawa once the facility is operational. Mr. Barger and Mr. Thorpe agreed that the 'A-frame' fueling canopy design as well as the exterior finish adjustments were critical to establish a more harmonious aesthetic with the Village architectural styles, and that the undercanopy lighting could be shielded. Mr. Prime said that a final set of plans would be submitted to the HPC for review once complete.

Mr. Thorpe made a motion to approve the Application with the conditions as discussed, seconded by Ms. Hynes; vote: all ayes. Motion was carried.

2. 209 Main Street, Rancocas - Grace Lam – historic barn demolition: Mr. Fan represented the owner and Applicant, Ms. Lam, and provided information regarding the justification for demolition of the historic barn. It is in poor condition, and he felt it was a safety hazard as it continued to decompose. The intention is to rebuild a new structure in the future to emulate the existing barn. Mr. Fan explained that the recent winter weather conditions had irreversibly damaged the existing barn to a point where it was no longer repairable. While the design work is being completed for the replacement structure, they want to pursue the demolition of the existing barn.

Mr. Barger explained that the demolition of an existing building is within HPC jurisdiction and that the decomposition of the barn, while an excellent example of this type of structure, is quite evident. Mr. Fan repeated that the intent was to rebuild the existing barn structure with a new structure that closely resembles the existing in terms of size, height, design, etc., which was met with general approval by HPC members. Mr. Barger stated that while the current HPC ordinance doesn't address submission requirements for demolition, in his experience, typically, existing historic buildings to be demolished are documented prior to, with a dimensional perimeter survey and an interior survey with heights, and a full photosurvey. Mr. Thorpe felt that these were good recommendations, but even if not provided would not stop him from voting to approve demolition. Mr. Fan agreed to provide the supplemental documentation prior to starting demolition work.

Mr. Barger opened the meeting to the public:

Penny Thorpe: agreed with demolition

Gil Gehin-Scott: asked on behalf of the Westampton Historical Society if the Applicant could provide a copy of the photos of the barn for their records. Mr. Fan agreed to do so.

With no further comments, Mr. Barger closed the public comment portion.

Mr. Fan asked about the process to obtain an approval. Mr. Barger explained that due to the emergent conditions, he would e-mail the building inspector, Gene Blair, who would then control the processing of permits for demolition and future construction work. Mr. Barger recommended that Mr. Fan contact Mr. Blair and submit the supplemental documentation which would help to expedite approval.

With no further HPC discussion, Mr. Thorpe made a motion to approve the Application with the request for additional documentation as discussed, seconded by Ms. Hynes; vote: all ayes. Motion was carried.

3. 229 Main Street, Rancocas – James Residence – exterior painting: No one was present to represent the Applicant, so Mr. Barger conveyed his communications with the Applicant, and described the intended scope with the HPC. The majority of the painting was to be of a similar color but from a different manufacturer, the only differing colors were for the front door and assumedly the French doors which will be painted the proposed accent color, a blue-green toned color. The color is represented within the HPC's color reference chart. Mr. Barger was generally OK with the accent color selected for a 20th century structure within the historic district. Mr. Thorpe and Ms. Hynes concurred.

Mr. Barger opened the meeting to the public:

Penny Thorpe: asked where the property was located.

With no further comments, Mr. Barger closed the public comment portion.

With no further HPC discussion, Mr. Thorpe made a motion to approve the Application, seconded by Ms. Hynes; vote: all ayes. Motion is carried.

Informal Applications:

1. Ms. Nancy Burkley: asked about her existing chimney at her house, and what would be required to repaint it – she felt that the existing gray color would be appropriate but didn't think she needed to submit an Application and wait a month for HPC approval. Mr. Barger requested that she submit an Application, because he felt the gray color was actually the spalled cement beneath the white finish coat, not a paint color per se. Given that the majority of the chimney is white color paint, proposing gray paint would be a change, and thus required an Application. It wouldn't be appropriate to use an accent color in this location. Mr. Thorpe stated that HPC members could be informally contacted as to appropriate use of color in accordance with the ordinance. All HPC members concurred.

General Public Comment:

Mr. Barger opened the meeting for general public comments:

1. Ms. Nancy Burkley: related to the workshop for the ordinance revisions, asked that the HPC position responsibilities be included in the revision draft, as this topic, while discussed, wasn't finally resolved. Mr. Barger concurred.

With no further comments, Mr. Barger closed the public comment portion.

Comments from HPC Members:

1. Related to the workshop for the ordinance revisions, Mr. Barger recommended adding a provision related to the installation of ductwork on the exterior of buildings for high-pressure HVAC systems. All agreed

Adjournment:

Mr. Barger asked for a motion to adjourn; Ms. Hynes made the motion; seconded, Mr. Thorpe, vote: all ayes. Meeting adjourned 8:35 PM

Respectfully submitted,

David Barger, Secretary (acting)