

**MILLSTONE TOWNSHIP  
HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES  
NOVEMBER 16, 2015**

Meeting called to Order by Chairwoman Kelty at 7:04 p.m.

Reading of Adequate Notice by Chairwoman Kelty. Salute to the Flag

Roll Call: Present - Joann Kelty, Diane Blackwell, Marcy Leaming, Michael Leaming, Eric Sinha, Pam Teel and Jim Mathews (late: 7:15 p.m.).

Commission Liaison Committeeman Gary Dorfman and Township Land Use Administrator Pam D'Andrea were present.

**MEETING MINUTES:** Approval of Minutes: October 9, 2015. The Commission having read the minutes and finding same in order to move and adopt. Mr. Sinha made a Motion to approve the meeting minutes and Ms. Teel offered a Second. Roll Call Vote: Sinha, Teel, Blackwell, Kelty, Michael Leaming and Marcy Leaming,

**NEW APPLICATION:**

**SHOW PLACE FARMS, LLC.** - Block 23, Lot 8. Property is located at 505 State Highway 33 consisting of 140 +/- acres in the PCD Zoning District. The purpose of the meeting is in accordance with the Revised General Ordinances of Millstone Township, Section 14-5 and 14-5.4 to consider the request for the demolition of the home (Historic Inventory #1332-30) formerly known as the Elias C. Clayton Farm.

Meryl Gonchar, Esq. of Greenbaum Rows Smith Davis LLP, representing the applicant.

Township Attorney Robert Munoz has read the noticing packet and finds same in order to accept jurisdiction over the application. Attorney Munoz read the following evidence into the record:

- A-1            Noticing packet
- A-2            Demolition Plan dated 9-28-15 (no preparer name)
- HPC-1        Zoning Demolition Permit issued excluding Main House and Smoke House until HPC review
- HPC-2        Millstone Township Master Plan (2002), Millstone Township Historic Sites XII-1 thru XII-7
- HPC-3        NJDEP Historic Preservation Office, Individual Structure Survey Form

prepared by Gail Hunton of Monmouth County Parks, dated 1992; 1994  
(2pgs) for subject property

Chairwoman Kelty advised that some of the Commission members had visited the farmhouse and the spring house/smoke house out building. Photographs were taken and a copy was provided to the applicant's attorney.

Attorney Munoz marked those as evidence as:

HPC-4            16 Photographs taken of the Elias Clayton House taken by Commission  
Member Michael Leaming on 10-28-15.

The Commission advised that they were going by the County inventory as to the smoke house but found it of no interest since it was made of modern timber and they advised it was of no historic value presently.

The Commission advised that some of the items of interest included the house itself known as the Elias Clayton House as revealed in Deeds that were pulled from the 1830's.

As to the items inside of the home, the front door and the transom surrounding it were of interest. Chairwoman Kelty stated that there were old, period corner moldings and that some of the old period corner moldings had been replaced. She explained some of the items that the Commission would like to retain prior to the demolition of the home.

Attorney Gonchar asked the applicant's expert, an architectural historian, be sworn in to provide testimony. Peter Primavera, CEO, managing partner and founder of Peter Primavera Partners, LLC provided his background. He presented his education as a earning both his B.A. and Ph.D. from Rutgers University. For over 33-years, Mr. Primavera stated that he had performed historic preservation in the northeast, the majority of which has been in New Jersey. He provided the Commission with his CV setting forth his background and project list. He is accepted as an expert and Attorney Munoz swore him in, entering his curriculum vitae into evidence:

A-3            CV of Peter Primavera, of Peter Primavera Partners, LLC

Mr. Primavera advised that he has worked in Monmouth County on several occasions including at the Boy Scout Camp in Manalapan.

Mr. Primavera discussed some of the items in the house. He felt that the floorboards on the second floor were original to the home. He offered that the front door was of the Greek Revival period that hung on modern hinges. The interior pocket door matches that. He believes the house had two quarter round window in each gable end (4 total).

Mr. Matthews arrived at 7:15 p.m.

The quarter round windows were discussed and the Commission wishes to have those saved. The pocket door in front of the attic stairs were discussed. The Commission had prepared a list of items that they wished the applicant to carefully remove from the home prior to any demolition, including:

Front door and transom,  
Floor boards located on the second floor in one room (specific area)  
Upstairs bedroom parlor door,  
Old banister and rails,  
Door to the attic,  
Three (3) quarter round windows which includes the one that had condition issues.

The Township discussed that they do not have the means to remove them.

Attorney Barbara K. Schoor is sworn in. She is a principal at Showplace Farms. She advised that the activity at Showplace Farms has ceased and transporting the items may be difficult. The matter was discussed and Showplace Farms will find the means to transport the items. Showplace will find the appropriate people to remove the items from the home.

Mr. Primavera stated that he had completed a thorough site visit as well as an historic background check, researching Mr. Clayton and performing general historic research to see if anything surrounding the property is of historic relevance. Mr. Primavera did concur that the small house was a smoke house not a spring house but there is no evidence inside of any ability to hang anything.

The Commission requested permission to use a metal detector around the home only. Their findings would be discussed with the applicant if anything of significance was found.

At 7:30 p.m., Chairwoman Kelty opened the application to the public. Seeing no public comment, she closed that portion at the same time.

The Commission discussed outside of what they have noted to be preserved, and removed and transported to the Pole Barn at the Thomas Baird Homestead at 24 Baird Road, the property has not maintained the historic integrity or design and materials.

The Commission discussed the conditions of approval for the demolition.

Attorney Munoz recapped the conditions of approval, removal in a manner not to damage the following items: front door and transom, floor boards located on the second floor in one room, upstairs bedroom parlor door, old banister and rails, door to the attic, three (3) quarter round windows which includes the one that had condition issues, applicant to removed and transport the items to the pole barn at 24 Baird Road, metal detecting around the house to be coordinated and performed prior to demolition.

The Secretary of the Interior's Standards are to be used.

Chairwoman Kelty asked for a Motion and a Second. Mr. Leaming made a Motion to approve as conditioned and Mr. Mathews offered a Second. Secretary Marcy Leaming provided a Roll Call Vote: Michael Leaming, Jim Matthews, Diane Blackwell, Pam Teel, Eric Sinha, Joann Kelty and Marcy Leaming voted yes to approve the demolition as conditioned.

The Commission discussed changing the December Meeting from December 21, 2015 to Wednesday, December 2, 2015 prior to the Township Committee Meeting. At that time, the Commission would consider the Resolution for this matter. Publication of the meeting change would be published in the Township newspapers.

By unanimous vote, the Commission approved to change the meeting date.

Seeing no further business, Chairman Kelty made a Motion to Adjourn the meeting and Mrs. Blackwell offered a second and by unanimous vote the meeting adjourned at 7:40 p.m.

Respectfully submitted,