

**Historical Commission of Birmingham Township
Minutes of the meeting of August 27, 2019**

The regular meeting of the Birmingham Township Historical Committee was called to order by Chairperson, Mike Forbes at **7:18 pm** in the township building.

PRESENT: HC Members: Kelly Fleming, Mike Forbes, John Ponticello

ABSENT: Matt Bedwell, Jeff Janofsky

Others present: Michael Wagoner, Rick Bates, Ken LaRosa

Mr. Forbes made a motion to approve the minutes from the July 23, 2019 meeting. Mr. Ponticello seconded the motion and it passed unanimously with one abstention (Kelly Fleming who was not at the July meeting).

Review Boorse Landscape Plan for 675 Brintons Bridge Road Subdivision

The applicant sent notification letters to all neighbors within 500' of the proposed subdivision. The letters were sent to 23 neighbors via return receipt certified mail. No neighbors are in attendance this evening.

Mr. Richard Bates and Mr. Michael Wagoner are in attendance this evening to present the Landscape Plan for the proposed minor subdivision. Mr. Wagoner, the landscape architect has prepared two packages for the committee. The first package contains photos and a conceptual landscape plan for a proposed house on building Lot 1. The second package contains photos and a conceptual landscape plan for a proposed house on building Lot 2.

The photos show the view from each site looking out toward the road (showing the log cabin home directly across the road). The next photo looking toward the east Historic Resource shows the natural heavily wooded view, The next photo looking toward the west HR which is the closest proximity to the 500 foot setback, you can see that looking through the woods you can't really even see the HR from where the building lot will be.

The next photo (P2) shows the view from the HR#43 driveway. The photo shows that there is already existing wooded cover. The third photo shows the view from the HR#42 driveway which actually exceeds the 500-foot setback for this landscape plan. As you can see there is a wooded area on the HR#42 lot and also heavily wooded edges on the property for the proposed building Lot 1.

Next Mr. Wagoner showed a concept plan to show where the house will ideally be located on the lot and what it will look like. He notes that the proposed house will be located in a lesser wooded open area to minimize the removal of trees. The plan shows adding some more native plant material similar to what is already there (red maple, ash, understory would be dogwoods, red buds and sweet shrubs) to provide screening for where some trees may need to be removed in order to screen the HR from the new house. He reiterated that this is a concept plan as we don't know who is going to buy the lot and what type of house they will build. So, the landscape plan is not for the entire property, but just to provide screening from where the proposed building lot is in relation to the Historic Resource.

The next plan is for building Lot 2 (which is outside of the 500-foot setback). The photos are similar to the first plan. They show the view from where the building lot will be toward to the HR down through a

heavily wooded area and toward the stream bed. The next photo is from where the new driveway will be (basically going between where there are two existing buildings - to be demolished in the future). This is the most logical location to add the driveway because there are riparian buffer considerations and also because there is a flat opening area on the other side of the existing garage and using that will minimize the amount of grading and tree/understory removal needed to get into the site. The last photo is the view from the HR to the proposed building site on Lot 2. He noted on the landscape plan that due to the need to remove some trees and understory to access the lot from the new driveway, he is suggesting adding some additional trees and shrubs to rebuild the edge that is currently there.

Ms. Fleming asked exactly what the purpose of this review is. Mr. Bates answered that the ordinance requires a landscape plan for this proposed subdivision because there is an HR within 500 feet of it. And the plan needs to be reviewed by the HC to verify that there isn't any negative impact to the HR's due to removal of existing landscaping.

Mr. Forbes stated that he does not see any negative impact to the HRs since the majority of the trees and screening are to remain.

Mr. Forbes made a motion to recommend that this landscape plan be approved to move on to the BOS noting that this conceptual plan be implemented at the time of building on the lots so as not to negatively impact the screening of the Historic Resources. Motion was seconded by Mr. Ponticello and approved unanimously.

Update on the VPP

Mr. Forbes provided a very brief update on the approval of the partnership grant since Jeff is not here tonight and he is the lead person on this with Sheila Fleming. Jeff is the liaison for the HC to this project and will be able to update the group at the next meeting.

New Business

Mr. Forbes made a motion to adjourn the meeting at 7:41pm. Seconded by Ms. Fleming and voted unanimously. The next meeting will be September 24, 2019 at 7:15pm.

Respectfully submitted,
Jennifer Boorse
HC Secretary