

CHATHAM BOROUGH HISTORIC PRESERVATION COMMISSION
Reorganization and Regular Meeting

February 20, 2018

7:30 p.m.

Commissioner James Greener called this Reorganization and Regular Meeting of February 20, 2018 to order at 7:30 p.m., in Room 301, upper level, Chatham Borough Hall. Mr. Greener read aloud the following notice:

Pursuant to the requirements of the Open Public Meetings Act, N.J.S.A. 10-4 et. seq. adequate notice of this meeting has been provided by including same in the Annual Notice, copies of which were posted on the official bulletin board on the main floor of Borough Hall, emailed to the Chatham Courier, the Daily Record, and Tap into Chatham on February 15, 2018 and was filed in the office of the Borough Clerk.

Names	Present	Absent
James Greener	X	
Mindy Pitonyak	X	
Frank Truilo	X	
Eleanor Smith – 1 st Alternate	X	
Council Member Thaddeus Kobylarz	X	
Liz Holler – Recording Secretary		X – at a Shade Tree Commission Meeting

Also present:

Robin Kline, Chatham Borough Clerk

John Solu, Madison Historic Commission, Chatham Borough Commercial
Property Owner

Claire Solu-Burd, Chatham Borough Commercial Property Owner & Borough
Resident

Cathy Chin, Chatham Borough Resident

Motion to Adopt Meeting Minutes

Ms. Smith made a motion to adopt the meeting minutes of December 19, 2017.

Mrs. Pitonyak seconded the motion. A voice vote was taken. The December 19, 2017 minutes were approved.

Mr. Truilo made a motion to adopt the meeting minutes of January 16, 2018. Ms. Smith seconded the motion. A voice vote was taken. The January 16, 2018 minutes were approved.

Administration of the Oaths of Office

Borough Clerk Robin Kline swore in Eleanor Smith and Frank Truilo for another term on the Commission.

Reorganization Resolutions

Mr. Truilo made a motion to approve Resolution #18-01: Resolution of the Chatham Borough Historic Preservation Commission Establishing the Annual Meeting Schedule for the Year 2018. Mr. Greener seconded the motion. The motion was unanimously approved.

Mr. Truilo made a motion to approve Resolution #18-02: Resolution Designating the Official Newspapers for the Publication of Legal Notices for the Year 2018. Ms. Smith seconded the motion. The motion was unanimously approved.

Resolution #18-03: Chatham Borough Historic Preservation Commission Election of Officers for the Year 2018:

Mr. Truilo nominated James Greener as Chairman of the Chatham Borough Historic Preservation Commission for the Year 2018. Mrs. Pitonyak seconded the nomination. The nomination was unanimously approved.

Mrs. Pitonyak nominated Frank Truilo as Vice Chairman of the Chatham Borough Historic Preservation Commission for the Year 2018. Mr. Greener seconded the nomination. The nomination was unanimously approved.

Discussion Items

Borough Clerk Robin Kline reviewed regulations regarding quorums and HPC voting procedures.

The Commission thanked John and Claire Solu-Burd for attending tonight's meeting.

The Commission was prepared to respond to applications for new development in the Chatham Borough Historic District given the new Borough Master Plan. Mr. Solu had a keen interest in the subject as his family owns commercial property in

the Historic District and had been having trouble in recent years finding tenants. Mr. Solu was joined by his daughter Claire Solu-Burd who discussed how challenging it is for commercial property owners in the District to secure new tenants in the face of regulatory procedures that are in place. Specifically, occupancies that would trigger a lengthy review process because of a change of use were daunting for smaller “mom and pop” businesses that would otherwise be interested in setting up shop on Main Street. Such zoning applications required the engagement of legal counsel and design professionals, expenses that put the venture out of range for a small business.

Council Member Kobylarz stated that he was interested in pursuing the notion of a “Business Development Advisory Committee” in the Borough, which could help the Borough explore older regulations that should be eliminated or rewritten to make it easier for new businesses to invest in Chatham Borough. A questionnaire can be sent to the residents of the Borough to determine what kind of businesses they would like to see on Main Street so that the Business Development Committee could help the Borough make such occupancies possible. A database of Borough commercial vacancies would be a valuable tool for the Business Development Committee.

Mr. Solu also discussed the issues facing the Madison Historic Commission and how they are dealing with them. He also shared certain regulatory procedures Madison has in place that the HPC found very interesting and helpful.

Ms. Kline briefly brought up the subject of the composition of the Borough Historic Commission. It had been discussed over several recent meetings of the Commission that there was an urgent need for new commissioners. Ms. Kline reminded the HPC that the current Borough Ordinance concerning the Historic Preservation Commission states that there should be one regular member of the Commission who meets the “Class C” qualifications cited in the ordinance (165-59):

“Class C: citizens of the Borough who shall hold no other municipal office, position or employment except for membership on the Planning Board or Zoning Board of Adjustment. At least one Class C member, when possible, should be the owner of commercial property within the Borough.”

Chrmn. Greener asked Ms. Solu-Burd if she would consider a spot on the Commission, given the fact that it appeared that she is uniquely qualified to serve as a “Class C” member. Ms. Solu-Burd agreed to consider it.

Council Member Kobylarz also asked if both Mr. Solu and Ms. Solu-Burd would also consider future consultations with him to discuss some of the ideas that were brought up regarding new businesses in Chatham.

Commissioners thanked John Solu and Claire Solu-Burd for their participation and contributions to this evening's discussions and for considering future participation in important Borough matters.

On other matters, Commissioners welcomed Cathy Chin to the table. Cathy is a Borough resident interested in offering her services to the Borough as a member of the HPC. The Commission thanked Ms. Chin for her visit and especially for considering serving on the Commission.

Sign Application

223 Main Street

New awnings with signage were proposed for both the front and rear of the hardware store. Unfortunately, the awning/signage proposed does not correspond to the Chatham Borough Historic Guidelines. According to the Guidelines, awnings should not have a "waterfall" shape. They should be shed-style awnings, typical of the historic district. Awnings should be canvas-like material. "Wet-look" or slick fabrics are not appropriate. Finally, awnings should not be backlit. In this instance backlit lighting would illuminate the entire awning, which is also not appropriate for the Historic District.

The Commission voted to "not approve" this submission.

Sign Application

260 Main Street

A new awning and sign were proposed for the front of a new bagel store establishment. The proposed shape, material, and color for the awning conforms to the criteria in the Historic Guidelines. It was noted that the valance of the awning was rigid, which is not ideal per the Guidelines, and intended for additional signage. While not objectionable, the HPC defers to the Borough Signage Committee in determining if the additional signage on the canopy is problematic.

Commissioners felt that the proposed sign above the awning is also attractive and conforms to the intent of the Historic Guidelines.

The Commission voted to “approve” this submission, recommending that the Signage Committee confirm that the additional signage on the proposed awning conforms to all signage regulations.

The meeting adjourned.

The next Historic Preservation Commission meeting will be held on Tuesday, March 20, 2018, 7:30 p.m., in Chatham Borough Hall. The specific meeting room to be determined.

Respectfully submitted:

James Greener, Chairman
Liz Holler