

CHATHAM BOROUGH HISTORIC PRESERVATION  
February 19, 2019

7:30 p.m.

Chairman James Greener called this Regular Meeting to order at 7:30 p.m. in Room 212, middle 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. 10:4-6 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 the Alternative Press on January 3, 2019 and was filed in the office of the Borough Clerk.

Names	Present	Absent
James J. Greener	X	
Mindy Pitonyak	X	
Eleanor Smith		X
Frank Truilo		X
Barbara Farricker	X	
Catherine Chin		X
Council Member Carolyn Dempsey	X	
Liz Holler, Minutes Secretary	X	

Motion to Adopt Meeting Minutes

The minutes of the January 15, 2019 Historic Preservation Commission meeting were approved.

Discussion Items

250 Main Street (Café Roma)

Chrmn. Greener recalled the minor revisions that the HPC had recommended on these plans.

Mrs. Pitonyak made a motion that the latest revisions made to Café Roma restaurant plans at 250 Main Street be approved. Mrs. Farricker seconded the

motion. A voice vote was taken. All Commissioners present voted aye. The motion was approved.

Chrmn. Greener will send a note to Mr. DeNave, the Borough Zoning Official, reporting the Commission's recommendation and vote on these plans.

Report on the Meeting with the Borough Consultant regarding Post Office Plaza

Chrmn. Greener reported that he, Mr. Truilo, and Council Member Dempsey had held a meeting with Topology in his office on Commerce Street. The consultant was present to bounce off some ideas on the development of Post Office Plaza and listen to the views and comments from the HPC. One of the topics discussed was the types of occupancy that would be suitable for the Plaza.

Chrmn. Greener believed that the consultant wanted the HPC's feelings, if any, of the historic relevance of the plaza. Chrmn. Greener noted that the plaza is part of the Historic District; however, the HPC members felt there is nothing in that location that speaks to the historic fabric of the town. He informed the consultant that the HPC was, in general, supportive of the development of the plaza. If occupancy units are developed in the plaza, it would help Main Street.

Chrmn. Greener noted that he and the other HPC representatives reviewed specific properties with the consultant, as well as the physical characteristics of the plaza. Chrmn. Greener and the HPC representatives also discussed with the consultant what they felt would be a reasonable height cap for any future buildings in the plaza. Regarding the types of building materials to be used, the HPC members had recommended that a small town feeling be maintained for the development.

Chrmn. Greener and Council Member Dempsey felt it had been a productive meeting. Council Member Dempsey noted that the consultant had been receptive to the HPC's input. She felt that better communications could be established with the public regarding this project. A web page will be set up for residents and business owners to keep up to speed on the latest news on the development.

Chrmn. Greener and Council Member Dempsey noted that the next step will be a solicitation package. The planner or consultant has to still set the criteria for the development. Architectural restraints have to be put on the plans.

Upcoming special workshop session with Bradley property reps

Chrmn. Greener had suggested that Mr. Bradley hold a workshop with HPC members about his proposals. He had stressed to Mr. Bradley that this workshop will be non-binding and informal. Chrmn. Greener will recuse himself from this

matter. Vice Chrmn. Truilo will lead the workshop. Mrs. Chin and Mrs. Smith will also attend. Council Member Dempsey expressed interest in attending. A meeting room at Borough Hall will be reserved.

Report on the Meeting with the Mayor, Borough Administrator, and Borough Engineer regarding Borough Ordinances

Chrmn. Greener noted that Vice Chrmn. Truilo, Council Members Kobylarz and Dempsey had also attended this meeting on Commerce Street. At this meeting, Mr. DeNave had pointed out that currently there is nothing in the ordinance that triggers HPC to review certain permits at the Madison Construction Office.

Chrmn. Greener reported that Mr. DeNave asked assistance from the HPC in the need for a zoning permit for buildings within the Historic District. If approved by ordinance, Historic District building owners would have to apply for a zoning permit for certain changes proposed for their buildings. These type permits would first go to Mr. DeNave’s desk for review. Mr. DeNave would serve as “the gate-keeper” for these particular permits.

As a result of this meeting, Chrmn. Greener noted that the Historic District ordinance has to be re-tailored again to include this new zoning permit requirement. Chrmn. Greener will work further with Mr. DeNave on the latest revisions to be made to the ordinance. He noted that at the end of this meeting with the Borough officials – all of them, Mayor Harris, Administrator Steve Williams, and Mr. DeNave – were interested in having the HPC have more influence on what’s happening with the town.

Historic Designation for Shepard Kollock Park

Other topics covered at the meeting with the Borough officials, was the new designations of historic areas in the Borough. There had been a recent request that the HPC take a hard look at Shepard Kollock Park to see if it could be included in the town’s historic designations.

Council Member Dempsey noted that Mrs. Piccolo reported to her that the Borough has commissioned some kiosks to be installed along the Shepard Kollock Trail, to give historical information on that section of town. Mrs. Piccolo had suggested that the HPC look into having Shepard Kollock Park designated as a New Jersey historic site. Mrs. Piccolo believed there are grants available to have research done for that designation. Chrmn. Greener felt that idea should be pursued, possibly with the help of the County.

On other matters, Chrmn. Greener showed Commissioners a rendering of the proposed building for 246 Main Street (Sherwin Williams store).

Chrmn. Greener and Council Member Dempsey discussed the next steps to take on the zoning permit situation. Chrmn. Greener said he would check with Mr. DeNave on how he made out with the planner and Borough Attorney Lott. Mr. DeNave had recommended to Mr. Greener that the HPC should go before the Borough Planning Board to talk about any ordinance changes.

At 8:49 p.m. the meeting adjourned.

The next Historic Preservation Commission meeting will be held on Tuesday, March 19, 2019, 7:30 p.m., Room 212, middle level, Chatham Borough Hall.

Respectfully submitted:

Liz Holler  
Minutes Secretary