

CHATHAM BOROUGH HISTORIC PRESERVATION COMMISSION  
Tuesday, September 20, 2022 7:30 p.m.

Commissioner James Greener called this Regular Meeting of the Chatham Borough Historic Preservation Commission to order at 7:30 p.m. This was an in-person meeting held in Room 301, Upper Level, Chatham Municipal Building.

Names	Present	Absent
James Greener	X	
Catherine Chin		X
Council Member Dempsey	X	
Council Member Frank Truilo	X	
Lynn Magrane		X
Karen Franklin		X
H.H. Montague		X
Liz Holler, Recording Secretary	X	

A legal quorum was not present.

Also present:  
Justin Strickland, a future Commissioner  
Valerie Clark, an interested resident

Public Comment  
There was none.

Mr. Greener invited those present to look at the handouts on the table tonight.

Motion to Adopt Meeting Minutes  
The minutes of the July 19, 2022 HPC meeting will be voted on at a future meeting, when a quorum is present.

Discussion Items  
Mr. Greener gave an update on the 350 Main Street application which was recently heard by the HPC. Mr. Klesse is the architect for these plans. The HPC has written their report giving their comments on these plans. Council Member Truilo

felt the application would be heard by the Planning Board since a parking lot was being proposed.

Discussion on Charley's Aunt & 48 Fairmount Avenue

The Commission discussed the blade sign being proposed by Charley's Aunt. The Charley's Aunt application will also be going before the Planning Board in the near future. Council Member Truilo reviewed the Borough's regulations for blade signs. Mr. Greener brought up the safety issue regarding blade signs.

The Commission felt that Tim Klesse, the architect for the application for 48 Fairmount Ave., did a very good job. This application was recently heard by the Zoning Board of Adjustment and was approved.

Follow-up Discussion on 350 Main Street

Council Member Truilo noted that Garden Terrace Nursing home will have the second and final hearing before the Planning Board tomorrow night.

Follow-up Discussion on the Design Guidelines

Mr. Greener noted that the HPC has officially presented their Design Guidelines to the Mayor and Council. He explained where to find the Design Guidelines on the Borough website on the HPC page.

Flag Award Nominees

Council Member Truilo didn't think any nominations have been made recently on the HPC website. He has been keeping in touch with Melanie Politi at Borough Hall who watches on the HPC website for any nominations. This topic will be revisited in October.

HPC Membership – current & future

Commissioners discussed the status of two current members who haven't attended meetings for a while. Mr. Greener will reach out to these two Commissioners and try to resolve this issue.

HPC Ordinance changes

Council Members Truilo and Dempsey had nothing new to report. Council Member Truilo asked Mr. Greener to forward him the recommended changes to the ordinance. He felt before the Borough Attorney reviewed these changes, he would like to discuss them with the Borough's Zoning Officer and Building Inspector. Council Member Truilo will ask Borough Administrator Steve Williams to set up a meeting with these entities to hear their feedback on these

recommendations. After any tweaking is done on the ordinance, the final draft can be sent to the Borough Attorney.

In answer to an inquiry raised by Valerie Clark, tonight's visitor, Council Member Truilo recalled that he, Council Member Dempsey and Mr. Greener had reached out to the landlord and tenant of 11 South Passaic Ave. They told them that the colors recently painted on the front of their store unit were too loud. Council Member Truilo also felt the paint job was not done very well and will start peeling soon. The Commissioners had then told the tenant to wait until spring to repaint the front to more suitable colors. Mr. Greener also brought up the aging asbestos siding on the building. Perhaps, in the future it could be removed and the building could be restored to its original look. Council Member Truilo suggested a meeting be set up with the landlord and the Commissioners. The landlord will be asked to pick up color samples at Village Hardware. An acceptable color for the building could be decided on at this meeting of the tenant and Commissioners. Council Member Truilo will go ahead and set up the meeting.

#### A new submission from Bank of America

Mr. Greener noted that he had driven around the bank site very recently. He felt that currently there is adequate lighting at night around the bank's perimeter. Mr. Greener understood why the bank would want as much lighting as possible at night for security reasons. Unfortunately, the original lighting plans submitted by the Bank did not have additional security as their goal. They had wanted to use the additional lighting to promote their bank, which the HPC would not support.

Council Member Truilo stated that he could understand the strong lighting for the ATM machines at night. However, he felt the internal light does not need to be so bright. Mr. Greener explained the details of the most recent lighting plan submitted by the bank. He noted that the street lights had not been included in the lighting calculations on the plans. Additional lighting was being proposed for the ATM machines.

Summing up, Mr. Greener suggested that Commissioners drive around the bank property at night and make their own observations. He suggested Commissioners try to imagine the bank's drive-through if the light was double the light level of what exists now. Perhaps less yellow in the lighting should happen. Commissioners should keep in mind the number of LEDs and the color temperatures of the lighting. Perhaps the color temperatures could be made warmer. Mr. Greener asked Commissioners to send him their thoughts after they

drive around the bank site at night. Hopefully, the HPC can reach a decision on this recent lighting plan by their October meeting, if not before.

Miscellaneous

Mr. Strickland brought up a book on the History of Chatham, published in 1914. He read an interesting excerpt about a fire and robbery at General Minton's Country Store in the 1800s.

Mr. Greener showed a photo of a building at 55 Reed Street in NYC restored by his architectural firm. One of the tasks was to thoroughly clean the building's façade. This restoration won the Lucy Moses Award for Landmarks. Congrats Jim and associates!

At 8:20 p.m. the gathering dispersed.

The next Chatham Borough Historic Preservation Commission Meeting will be held on Tuesday, October 18, 2022, 7:30 p.m., Room 301, Chatham Municipal Building.

Respectfully submitted:

Liz Holler  
Recording Secretary