

CHATHAM BOROUGH HISTORIC PRESERVATION COMMISSION
September 17, 2019

7:30 p.m.

Chairman Jim Greener called this Regular Meeting to order at 7:30 p.m. in Room 212, middle level, Chatham Borough Hall. Chrmn. 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, Chrmn.	X	
Mindy Pitonyak	X	
Eleanor Smith		X
Frank Truilo, Vice Chrmn.	X	
Barbara Farricker	X	
Catherine Chin	X	
Council Member Carolyn Dempsey	X	
Liz Holler, Minutes Secretary		X – at a Shade Tree Comm. meeting

Also present:
John Solu
Claire Solu-Burd

Mrs. Chin kindly took the meeting minutes in Ms. Holler's absence.

Public Comment
There was none.

Motion to Adopt Minutes

Vice Chrmn. Truilo made a motion to approve the minutes of the July 18, 2019 meeting, seconded by Mrs. Farricker. A voice vote was taken. The minutes of July 18, 2019 were approved as submitted.

Solu Building – 228-236 Main Street

Mr. Solu, the owner of this building, gave a history of this structure. He is proposing a new face “with new colors” for the building. Mr. Solu pointed out that the cornice is galvanized steel, not tiles. Unfortunately, tree limbs have been rubbing up against the cornice, causing rust.

Mr. Solu proposed the following improvements to the building:

1. Sand the cornice, paint it a “satchel” color (Benjaming Moore Aurore Brand)
2. Awnings will be replaced with black material. No signage will be on the awnings
3. Entablature will be painted “whital brown” color (Benjamin Moore Aurore Brand)

Mr. Solu reported that the existing brick in front and on the South Passaic Ave. side of the building are in good condition. Some of the bricks on the Library side of the building will be repaired by a mason.

Also, regarding his building, Mr. Solu noted that Scoops Ice Cream store and Garden Rice have back-lit boxes for signage. Scaffolding will be attached to the building on the No. Passaic Ave. side starting on September 26th. The scaffolding will be in place for one month. The existing awnings will be removed September 20, 2019 or thereabouts. Anticipated completion of this project is in one month.

Mrs. Pitonyak made a motion to approved Mr. Solu’s application for 228-236 Main Street. Mr. Truilo seconded the motion. A voice vote was taken. Commissioners unanimously approved the application.

Chrmn. Greener will inform Mr. DeNave, the Zoning Officer, of the results of this discussion and vote.

Mr. Solu and Ms. Solu-Burd left contact information and a hand-out with Commissioners. They departed the meeting.

Review of Revision of Chatham Historic District Design Guidelines

Commissioners decided to review the revisions at their October meeting. Meanwhile, they will submit any comments by group email. These comments will be consolidated for the HPC meeting in October.

Commissioners discussed the electronic copy of the Design Guidelines on the Chatham Borough web page. They felt photos of Chatham's historic buildings should be included in the Guidelines. The Commissioners will try and take more photos for this booklet.

The Sign and Awning Contest for the Historic District

Commissioners will look for grant money from Morris County or a private entity, possibly a real estate agency for this contest.

The meeting adjourned.

The next Chatham Borough Historic Preservation Commission Meeting will be held on Tuesday, October 22, 2019, 7:30 p.m., Room 212, middle level, Chatham Borough Hall.

Respectfully submitted:

Liz Holler
Minutes Secretary