

CHATHAM BOROUGH HISTORIC PRESERVATION COMMISSION

June 18, 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. Chrmn. Greener read aloud the following notice:

Pursuant to the requirement 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	X	
Barbara Farricker		X
Catherine Chin	X	
Council Member Carolyn Dempsey	X	
Liz Holler, Minutes Secretary	X	

Public Comments

There was none.

Motion to Adopt Minutes

The minutes of the April 16, 2019 Historic Preservation Commission meeting was approved as submitted.

Scott Bradley – Main Street Chatham Development Update

Chrmn. Greener recused himself for this discussion.

Council Member Dempsey reported that after the last HPC meeting, Mr. Bradley and his professionals have asked to meet with Mayor Harris. Mr. Bradley's professionals asked what more could they do to the plans in order to make it move forward.

Council Member Dempsey reiterated the concerns that the HPC had about the proposed 5th story, the proposed massing, and the exclusion of COAH units. She also noted that the HPC had reservations about the proposed demolition of 19 Washington Avenue, since the Commission has since learned is that building considered a Contributing Building by the Borough.

Council Member Dempsey reported that Mr. Bradley's professionals claim that they cannot do anything without tearing down 19 Washington Ave. They have offered to integrate COAH units into their plans. Council Member Dempsey noted that a meeting will be held with Mayor Harris, herself, and Mr. Bradley's professionals. A revised development plan will be submitted. It will

include the existing Main Street buildings, revised rear structures, façade complementary Main Street buildings for discussion, incorporation of the COAH units throughout the development, removal of the 19 Washington Ave. building. Another topic will be the proposed height of the buildings. Mr. Bradley also wants to discuss the possibility of shifting the development from a condominium to rental units.

Mr. Truilo pointed out that the offers of changing from condo units to rental units is not a matter for the HPC. He felt the HPC should focus on the architectural style of the proposed structure. Is the style and scale appropriate for its surroundings? Mr. Truilo brought up the scale and the magnitude of the project. He pointed out that the structure currently being proposed is beyond a football field in length.

Mr. Truilo felt that the proposed structure appears very monolithic. He questioned whether the length and scale of the proposed structure would blend in with the surrounding buildings and neighborhood. Mr. Truilo believed that the craftsman home at 19 Washington Ave. has architectural merit. He would hate to see this building torn down with the proposed 63 ft. high building only feet away from the property line. He felt that action would destroy the whole streetscape of Washington Avenue.

Council Member Dempsey felt a balance should be kept between the Commission's goal to maintain the beautiful historic architecture of a building, and also allowing a property owner to develop his property.

Council Member Dempsey confirmed with Mr. Truilo that he felt that the proposed structure would not be in proportion with the existing neighborhood. Mr. Truilo believed that the building would be monolithic and out of scale with its surroundings. Perhaps a balance could be worked out. Mr. Truilo felt the proposed architectural style was too urban. Maybe Georgian architecture, with brick and gables, would be a better alternative.

Ms. Smith and Mr. Truilo discussed how far back the building would be from the train tracks. Ms. Smith asked if the proposed building would have windows looking directly out to the train tracks. Mr. Truilo believed that the two lower levels of the building would be designated for parking. The second floor would probably look out on the berm where the train tracks run through.

Commissioners discussed their concerns about the number of stories of the proposed building. Perhaps the developer would agree to several smaller buildings instead of one larger structure, and have 19 Washington Ave. remain. Mr. Truilo suggested the top floor could have a gabled roof with dormers.

Mrs. Chin reminded Commissioners that they were going to ask for more greenery and trees be included in the plans.

Summing up, Council Member Dempsey stated that at tomorrow's meeting with Mr. Bradley and his professionals, she will inform them that the HPC wants the building at 19 Washington Ave. to remain. She will also remind them of the mission of the HPC.

Final Architectural Rendering – 165 Main Street – Fleur de Sel (French Pastry Shop)

Chrmn. Greener returned to take charge of the meeting.

Chrmn. Greener reviewed the recent modifications that the architect had made to the plans. An awning, beige in color, will be installed. The storefront will be made ADA accessible. The metal gate to the right of the storefront will be replaced with a wooden gate. The existing alleyway between the pastry shop and the bank will remain. A side door, in that alleyway, will be constructed to provide an egress to the pastry shop. This side door will serve as a delivery entrance.

Mr. Truilo, the architect for this project, on behalf of the tenant, reviewed the proposed colors for the storefront. He stated that gooseneck lighting will be installed. This lighting will probably be LEDs.

Ms. Smith made a motion to approve the submitted store plans for Fleur de Sel at 165 Main Street, seconded by Mrs. Chin. A voice vote was taken. All Commissioners present voted aye. The plans were approved.

Painted Window Boxes

Chrmn. Greener distributed depictions of the painted murals of window boxes being proposed over the Sandwich Shop and Les Cheveux. Greenery would be painted coming out of these window boxes. Commissioners had mixed feelings about these plans. On the plus side, it was felt that these window box murals will give more warmth and attractiveness to the building.

Chrmn. Greener had concerns about this painted creation will fade and chip with time. It wasn't mentioned what type of paint would be used.

Chrmn. Greener felt that a mock-up of one of these window boxes could be done for the HPC. The HPC should ask what will be done to prevent any peeling from this proposed painting.

Council Member Dempsey read parts of an email giving the Commission more information on these painted murals. The email was sent from the owner of Sunnywoods Florist.

Mr. Truilo made a motion that the Commission entertain the concept of these murals, but will ask the applicant to do a mock-up of one or two windows for the HPC to review. Mrs. Chin seconded the motion. A voice vote was taken.

At 9:10 p.m. the meeting adjourned.

The next Historic Preservation Commission meeting will be held on Tuesday, July 16, 2019, 7:30 p.m., Room 212, middle level, Chatham Municipal Building.

Respectfully submitted:

Liz Holler
Recording Secretary