

CHATHAM BOROUGH HISTORIC PRESERVATION COMMISSION
April 19, 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 a virtual meeting. Commissioners were present by way of Zoom.

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

Justin Strickland, a future Commissioner, was also present.

Public Comments

There was none.

Motion to Adopt Meeting Minutes

The minutes of the March 15, 2022 HPC meeting were approved.

Resolution #22-03

Chatham Borough Historic Preservation Commission – Election of Officers for the Year 2022

No action was taken.

Discussion Items

Plans for 368 Main Street

Gordon Redgate, the owner of 368 Main Street, was present. Mr. Redgate's attorney, Gary Haydu, Esq. was also present. Brian Siegel, their architect, was unable to attend tonight's meeting.

Attorney Haydu described the existing building of 368 Main Street. Currently the first floor is a commercial use. The second floor is residential. Mr. Redgate is proposing to abandon the commercial use altogether for this structure. Attorney Haydu stated that Mr. Redgate would like to bring the building back to being entirely residential as it was originally years ago. Some exterior modifications will be made. He pointed out that the interior of the structures may have had some changes done over the years.

Mr. Redgate explained that he is proposing to make this building a multi-family dwelling.

Attorney Haydu put the plans up on the Zoom screen.

Mr. Redgate gave a brief history of the property. The house was built in 1908. It originally was the home of the niece of Addison Day, one of the oldest families of Chatham. Mr. Redgate stated that the existing detached garage in the rear will remain. He may rent it out in the future.

Council Member Truilo stated that he was happy that Mr. Redgate will be keeping the structure more or less the same. Also, the lovely green front lawn will remain unchanged. The proposed expanded dormer, at the rear, will not be seen from the street.

Mr. Redgate confirmed that he will still have to go before the Zoning Board of a Adjustment to seek a use variance for this building.

Mr. Greener felt the building with Mr. Redgate's proposals would make a nice addition to the streetscape.

There were no more questions from the Commissioners.

Council Member Truilo made a motion that the Chatham Borough Historic Preservation Commission approve Mr. Redgate's plans for 368 Main Street. Mrs. Magrane seconded the motion. A voice vote was taken. The motion unanimously passed. The HPC approved the plans for 368 Main Street.

Mr. Greener will forward a report giving the HPC's views on Mr. Redgate's plans to the Borough Zoning Officer, Glen Turi. Mr. Turi will forward it on to the Zoning Board of Adjustment.

New Business

Mr. Greener and Council Member Truilo noted that the HPC, in the near future, will be reviewing two applications by Tim Klesse, the architect. One application is for 48 Fairmount Ave. and the other is for 350 Main Street. Mr. Greener reported that he had talked with Mr. Klesse today. These two applications will be scheduled for May 17th meeting. The TM Ward application recently reviewed by the HPC, has been terminated. Commissioners talked with Mr. Strickland about the TM Ward application.

Mr. Greener asked Council Members Dempsey and Truilo if there is a chance that the HPC's new Design Guidelines would be approved.

Council Member Dempsey noted that Mayor Kobylarz is seriously tied down with the Post Office Plaza issue right now. After that issue has been resolved, he will probably review the Design Guidelines.

On other matters, Mr. Greener and Council Member Dempsey discussed the multi-colored storefront on South Passaic Avenue, former store unit for Creation Fabrics. This store is very welcomed, but this color scheme at its front doesn't seem to fit the neighborhood or the age of the building. During the winter months, Mr. Greener and Council Members Truilo and Dempsey had discussed this matter with the building's landlord. The landlord had promised to re-paint the storefront with quieter colors when the weather became warmer. Mrs. Magrane suggested the Commission send a friendly reminder to the landlord about this re-painting matter before issuing a summons.

On other matters, Mr. Greener brought up the Historic Preservation Commission's proposed ordinance. Council Member Truilo suggested a meeting be set up to review this ordinance and make edits. Attendees should include Mr. Greener, Council Members Dempsey and Truilo, the Borough Zoning Officer, and the Building Inspector, Russ Brown. Mayor Kobylarz should also be invited.

Mr. Greener recommended the Commission first have the ordinance all in order, with all the necessary edits, and then have the Borough Attorney look at it for fine-tuning.

Commissioners briefly discussed their role in the Post Office Plaza Development plans. Council Member Truilo felt the HPC should become involved when a specific architect is finally hired.

Commissioners discussed the parking options that had been raised at the Town Meeting last Monday night (April 18th). Mr. Greener felt that some of the public parking should remain in the plaza to help keep our local businesses thriving. Council Member Truilo asked Mr. Greener to attend the next Town Meeting for Post Office Plaza and to please contribute some of the views and concerns voiced by the HPC.

Mr. Greener asked Mr. Strickland if he had any questions for the HPC.

Mr. Strickland answered no. He said he will try and learn as fast as he can about the work of the HPC. He listed the cities that he has lived in over the years. He strongly believed in the preserving of history. The Commissioners thanked Mr. Strickland for joining the HPC.

Council Member Truilo believed that the HPC will be meeting soon in person, instead of by Zoom.

Mr. Greener reminded Commissioners, since spring is now here, to please keep an eye out on any potential candidates for the HPC's annual flag award. Commissioners suggested checking for any nominations made using the button installed on the HPC web page.

At 8:35 p.m. the meeting adjourned.

The next Chatham Borough Historic Preservation Commission Meeting will be held on Tuesday, May 17, 2022, 7:30 p.m.

Respectfully submitted:

Liz Holler
Recording Secretary