

CHATHAM BOROUGH HISTORIC PRESERVATION COMMISSION

April 17, 2018

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 December 21, 2017 and was filed in the office of the Borough Clerk.

Names	Present	Absent
James J. Greener	X	
Mindy Pitonyak	X	
Frank Truilo	X	
Eleanor Smith – 1 <sup>st</sup> Alternate	X	
Catherine Chin	X	
Liz Holler – Minutes Secretary	X – at a Shade Tree Meeting	

Public Comments

There was none.

Motion to Adopt Meeting Minutes

The meeting minutes of the HPC meeting held on March 20, 2018 were approved as amended.

Discussion Items

223 Main Street – Benjamin Moore – Applicant (awning/signage)

The Board voted to disapprove the proposed awning due to the color being too vibrant, and the fact that it is back lit. The Board is willing to accept color samples from the applicant to determine a suitable shade of red.

246 Main Street – Matthew Koenig – Applicant

Chrmn. Greener recused himself from this application.

Matthew Koenig, the owner, closed in September 27, 2017. Sherwin Williams is the current tenant. Sherwin Williams will leave to a temporary place, then hopefully move back to 246 Main Street. Jarmel Kizel are the architects. They are working with the original design of the building and will incorporate the old features into the new design. The building will be facing Main Street. The original dental moldings, cornices, long windows, large storefront windows with columns, pilasters were an inspiration.

It will be a four-story building. The third floor will be in line showing and the fourth floor will be pushed back 10 feet from the front property line. A residential entrance will be constructed

to the right. Thin column detail and dental moulding will frame the building. Azek trim board (wood simulated material) will be used. Hardy Plank, lap siding, will be used, because it requires less maintenance.

The building's sign ban comes out 3 feet from the store front. No awning is proposed for the business side of the building. Goosenecks will be installed to light the front sign-band. A shed-like awning will delineate the residential part of the building. The windows will be aluminum clad, double hung.

The building's property is just under 60 feet wide. There will be no alley-ways. Fire resistant walls will be constructed. 90-93 feet deep for residents and 50-55 feet paved landscaped parking lot will be created.

A report to the Zoning Board will be sent by the Historic Preservation Commission which will outline the Commission's comments and recommendations.

The meeting adjourned.

The next Historic Preservation Commission meeting will be held on Tuesday, May 15, 2018, 7:30 p.m., Room 212, middle level, Chatham Borough Hall.

Respectfully submitted:

Commissioner Mindy Pitonyak  
Vice Chairman Frank Truilo