

CHATHAM BOROUGH HISTORIC PRESERVATION COMMISSION  
Reorganization and Regular Meeting

February 16, 2021

7:30 p.m.

Chairman James Greener called this Reorganization and Regular Meeting to order at 7:30 p.m. This was a virtual meeting. All Commissioners were present by way of Zoom.

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, and the Daily Record on January 27, 2021 and was filed in the office of the Borough Clerk.

Names	Present	Absent
James J. Greener	X	
Frank Truilo, Council Member	X	
Carolyn Dempsey, Council Member	X	
Catherine Chin	X	
Lynn Magrane	X	
Liz Holler, Minutes Secretary	X	

A legal quorum was present.

Also present:  
Mayor Thaddeus Kobylarz

Motion to Adopt Meeting Minutes

The Commission approved the following meeting minutes as submitted:

November 17, 2020

January 19, 2021

Reorganization Resolutions for 2021

Commissioners unanimously approved the following resolutions:

Resolution # 21-01: Resolution Establishing the 2021 Meeting Schedule

Resolution # 21-02: Resolution Designating the Official Newspapers for the Publication of Legal Notices for the Year 2021

Resolution # 21-03: Resolution electing the Historic Preservation Commission Officers for the Year 2021:

Commissioners discussed whether it was okay to elect Frank Truilo as Vice Chairman again, since he is now a Council Member. Mayor Kobylarz will look into that question.

James Greener was re-elected as Chairman of the HPC for the Year 2021.

#### Finalize the Design Guidelines

Mayor Kobylarz felt the Guidelines were well done. Chrmn. Greener gave credit to his fellow Commissioners.

Mayor Kobylarz believed that the Guidelines would not need a resolution to be approved. The Executive Branch can “green line” it.

Mayor Kobylarz suggested that the Design Guidelines be given to architects and developers. It would give them a sense of what Chatham Borough aspires to.

Commissioners hoped that the graphics and photos included in the Guidelines will help residents when they consider renovations/additions to their homes.

Mrs. Chin suggested that the HPC review these Guidelines every few years and refresh them if need be. Council Member Truilo agreed, recommending a review be made every five years.

Council Member Truilo asked if the HPC should ask the Borough Council to approve these Guidelines.

Mayor Kobylarz noted that the Design Guidelines are not legally binding. The Borough Attorney can be asked about this matter.

Council Member Dempsey suggested that a presentation on these Guidelines be given at a Borough Council meeting.

Mayor Kobylarz suggested that residents be notified that these Design Guidelines will be available on the Borough website. A presentation on the Guidelines will be assigned to a future Borough Council agenda. He suggested the HPC arrange to have Guideline photos available to be projected at the presentation.

Council Member Truilo suggested the HPC make a pitch for new members at this presentation.

Chrmn. Greener noted that the technical aspect of the presentation needs to be worked on.

Council Member Truilo stated that he will forward the PDF version of the Guidelines on to Borough Administrator Steve Williams.

Chrmn. Greener asked that Commissioners please look at the Guidelines one more time. Mayor Kobylarz suggested that Mr. DeNave, the Borough Zoning Officer and Engineer, be included in this final review.

Council Member Truilo will send the draft Guidelines to Commissioners for one final review. Another get-together will be held to discuss the final draft and its future presentation.

#### Nominate Flag Award recipient

Chrmn. Greener reported that Brian Siegel, architect for Mr. and Mrs. Perry, has informed him that Mr. and Mrs. Perry are very excited to be the recipient of the HPC Flag Award. He noted that Mr. Siegel and the Perrys had tried so hard to hold onto the character of their home at 157 Watchung Ave., but, at the same time, to add tastefully on to the house, and keeping it marketable.

Council Member Truilo made a motion to nominate the home of John and Maria Perry of 157 Watchung Avenue as recipients of the 2021 Flag Award. Mrs. Magrane seconded the motion. A voice vote was taken. All Commissioners present voted aye. The motion was approved.

Chrmn. Greener asked where the flag was these days. No one seemed to know. Possibly the last recipient may have kept it or misplaced it.

Chrmn. Greener listed the three items that needed to be done for this Flag Award:

- 1) A history of the house needs to be obtained. The Historical Society could probably help with this. The home had been included in the Adopt-a-House Project in the 1980s.
- 2) A presentation to the Borough Council has to be organized for this award
- 3) A new flag has to be created

Chrmn. Greener has an image of the original flag. Mrs. Chin and Chrmn. Greener will look for a flag maker. Commissioners discussed whether the original design should be kept or a new design be created.

Mrs. Magrane will work on the history of the house.

Council Member Dempsey noted that the HPC has \$1,000 in their budget. She suggested that the HPC use some of this budget amount for the new flag. Perhaps some of the money could be used for the downtown awning award.

Mayor Kobylarz suggested Mr. Siegel, the architect, be invited to the Flag award presentation. Also, a representative from the Chatham Historical Society should also be present.

#### Stanley Church update

Mayor Kobylarz confirmed that the former church building now officially belongs to the Borough of Chatham.

Council Member Dempsey reported that the Borough is looking for historic preservation grants to help with the building's maintenance. An application must be filled out and submitted to the NJ Register of Historic places. Janet Foster, a well-known historic preservationist, is helping with this certification of eligibility. Then a planning grant can then be obtained.

Council Member Dempsey noted that the church building was built in 1903; however, the Stanley congregation itself dates back many, many years. Perhaps a display showing Stanley's history could be put up in the building.

Mayor Kobylarz noted that the building will become a community center.  
Council Member Dempsey reported that Mr. DeNave is working on energy grants for the building

Commissioners discussed the feasibility of installing solar panels on the building.

Council Member Truilo and Chrmn. Greener believed that panels could be installed on the south side of the building, not the Fairmount Ave. side of the building. Council Member Truilo pointed out that the building currently has slate roofing. Chrmn. Greener had concerns about the appearance these panels would have as viewed from the street.

Council Member Dempsey explained that the historic grant money could not be used for solar panels.

Chrmn. Greener noted that energy efficiency is very desirable; however, in this case, Commissioners would not want a distraction from the historic exterior of this building.

Council Member Truilo offered to help Council Member Dempsey with the historic grant work for the building.

Council Member Dempsey noted that a letter of intent must be sent to the County that Chatham Borough is applying for this grant. The application for the Certificate of Eligibility for the Stanley building must be submitted by the end of March.

Mayor Kobylarz reported that an advisory committee will be formed to decide on what would be the best use of the Stanley building.

At 9:06 p.m. the meeting adjourned.

The next Chatham Borough Historic Preservation Commission meeting will be held on Tuesday, March 16, 2021, 7:30 p.m. It will be a virtual meeting.

Respectfully submitted:

Liz Holler  
Minutes Secretary

