

CHATHAM BOROUGH HISTORIC PRESERVATION COMMISSION
February 21, 2023 7:30 p.m.

Chairman James Greener called this Regular Meeting of the Chatham Borough Historic Preservation Commission at 7:30 p.m. This meeting was held in Room 301, Upper Level, Chatham Municipal Building.

Names	Present	Absent
James Greener	X	
Council Member Dempsey		X
Council Member Frank Truilo	X	
Lynn Magrane	X	
Karen Franklin		X
H.H. Montague	X	
Justin Strickland	X	
Brigid McMenamin	X	
Liz Holler, Recording Secretary	X	

Public Comments

There were none.

Motion to Adopt Minutes

Council Member Truilo made a motion to approve the January 17, 2023 HPC Minutes as submitted. Mrs. Magrane seconded the motion. The January 17, 2023 minutes were approved as submitted.

Discussion Items

Chrmn. Greener reviewed a recent message he had received from Myles Maher, the landlord of 11 South Passaic Ave. Mr. Maher asked what color vinyl siding the HPC would like for 11 South Passaic Ave. Chrmn. Greener reported that he had written back to Mr. Maher stating that there has been a misunderstanding. Chrmn. Greener then invited Mr. Maher to attend an HPC meeting. He also invited Mr. Maher to review the HPC's Design Guidelines. Chrmn. Greener felt the asbestos that has been on that building for years should be removed. Maybe there is some good clapboard underneath.

Council Member Truilo and Chrmn. Greener felt there would be some good alternatives to vinyl siding. Council Member Truilo pointed out some local buildings that have used Hardy Plank.

Council Member Truilo noted a new eatery is going into 11 South Passaic Avenue, possibly for breakfast and lunch items.

Mr. Montague noted people are unhappy with the sidewalk in front of Charley's Aunt being crowded with customer seating. It's difficult for pedestrians to walk through. Council Member Truilo reported that Charley's Aunt has received a citation of violation from the Borough for taking up the entire sidewalk.

On other matters, Chrmn. Greener brought up the HPC's goals for 2023. Progress on the Flag Award has unfortunately slowed down. The possible candidate on Fairmount Avenue, the HPC was interested in, has not kept in touch, and have probably lost interest.

Another HPC project for 2023 would be to create letterhead for the Commission. Chrmn. Greener pointed out a resident or business owner could receive a message on this HPC letterhead asking if they would be interested in receiving the HPC Flag Award.

Commissioners discussed the progress made on the Chatham Sandwich Shop and Sunnywoods Florist. The HPC would have liked to talk with these storekeepers on these proposed exterior changes. They noted that there is no second floor. The small windows that run above the store signs are just for decoration and have been there for years. The existing mansard roof over the florist will remain. Council Member Truilo believed the Sandwich Shop will probably re-open this March.

Council Member Truilo stated that the builder Post Office Plaza will come before the HPC next month with his design. Mrs. McMenamin suggested the HPC alert the public of this presentation. Council Member Truilo will ask the builder if the HPC could have a preliminary look at the P.O.P. plans.

Other projects for 2023, Chrmn. Greener urged that progress be made on the HPC ordinance. Council Member Truilo stated that he was pushing hard in that direction. Glen Turi, the Borough Zoning Officer, has been working with the HPC. Council Member Truilo pointed out that Mr. Turi is "the gatekeeper" for

construction applications that are submitted. HPC would like better communications with the Madison Building Department.

Commissioners discussed what is happening with the Sherwin-Williams building on Main Street. It is slated for demolition. Chrmn. Greener noted that Sherwin-Williams' lease with the building's owner expires at the end of 2023.

Related to this, Chrmn. Greener announced that there is a new Chamber of Commerce in this area. There has been no Chamber existing for a number of years.

Council Member Truilo reported on a new veterinarian office that has opened on the western end of Main Street. Mrs. McMenamin felt their sign was very attractive. She also believed the Tiger Cub sign, discussed at last month's meeting, has worked out very well.

Nothing further has been heard from Exxon on their proposed signage on Main Street. Their proposal is very understandable for business, however, as Council Member Truilo pointed out, the Borough ordinance does not allow for digital signs.

At 8:18 p.m. the meeting adjourned.

The next Chatham Borough Historic Preservation Commission Meeting will be held on Wednesday, March 21, 2023, 7:30 p.m., Room 301.

Respectfully submitted:

Liz Holler
Recording Secretary