

CHATHAM BOROUGH HISTORIC PRESERVATION
COMMISSION

June 20, 2023

7:30 p.m.

Chairman James Greener called this Regular Meeting of the Chatham Borough Historic Preservation Commission to order at 7:30 p.m. This meeting was held in Room 301, Upper Level, Chatham Municipal Building. All legal notices have been posted for this meeting.

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

Public Comment

There was none.

Motion to Adopt Minutes

Mrs. Magrane made a motion to adopt the HPC May 16, 2023 meeting minutes as submitted. Mr. Bell seconded the motion. A voice vote was taken. The minutes of the May 16, 2023 HPC meeting were approved. Council Member Dempsey abstained from voting on the minutes because she was absent from the May 16th meeting.

Discussion Item

Commissioners briefly discussed a recently installed logo that had been mounted on one of the Historic District buildings on Main Street. A medical office has been established in that building.

8 Second Street

Chrmn. Greener asked Mrs. McMenamin to present the research she had done on the home at 8 Second Street, which had recently gone through a major renovation. Mrs. McMenamin reported that records show the house was built in 1774.

Mrs. McMenamin passed around a book of photos created by the present owners showing all the work they did to upgrade the home. She pointed out that the original walls of the house remain in the basement. The back of the home has been opened up. French doors open up to a pool. There is an interesting mixture of both modern and rustic in the home. The original floor with large planks has been kept.

Mrs. McMenamin also had photos of the two-story guest house recently constructed behind the main structure.

Chrmn. Greener noted that the HPC really focuses on a pedestrian's view of a building. He and Mrs. McMenamin discussed the geometric make-up of the home. Chrmn. Greener felt that it was an amazing make-over; however nothing of the original house had been really been preserved. The HPC shouldn't encourage complete take-downs.

Mrs. McMenamin stated that the home had been tinkered with before the present owners had begun work. The original roof-line has remained.

Commissioners thanked Mrs. McMenamin for all her research on 8 Second Street. They also enjoyed the album of photos of the extensive renovation work the homeowners had done.

Mrs. McMenamin will write a letter to the homeowners at 8 Second Street to thank them for sharing their project with the Commission. Also, the HPC appreciates all their hard work giving new life to a treasured vintage home.

Related to this, Commissioners discussed the recent demolition of the former Victorian Gardens building next to Garden Terrace.

HPC Flag Award

Chrmn. Greener reported that he had informed the owner of Fleur De Sel, 265 Main Street, that her store will be receiving the HPC Flag Award. She's very happy.

Commissioners discussed how many flags should be ordered and the design, size, and the wording of the flag. Chrmn. Greener and Commissioners went through the slides of examples on his computer. Brian Dempsey had submitted a number of attractive designs from last year.

Commissioners decided on the green banner among the many examples from last year. Chrmn. Greener will touch base with Mr. Dempsey on the cost of the banner. He will consult with Mrs. Fornaro, the Borough CFO, about the HPC financing this banner.

Miscellaneous

Chrmn. Greener reported a meeting will now be definitely held to discuss the needed changes to be made to the HPC ordinance. Those in attendance will be Borough Administrator Steve Williams. Mayor Kobylarz, Council Member Frank Truilo, Zoning Officer Glen Turi, and Borough Planner Kendra Lelie. Chrmn. Greener will let Commissioners know of the meeting date/location if they would like to attend. At a future HPC meeting, Commissioners will dig deeper into this ordinance and decide proposed changes. Chrmn. Greener encouraged Commissioners, in the meantime, to look up the HPC ordinance which is available on line.

Chrmn. Greener stated that at this point there does not appear to be any applications on the horizon for the HPC.

Commissioners discussed TM Ward's relocation to Main Street. Owner Axlyn Somers will still use the South Passaic Ave. store unit for a little while after the move.

Chrmn. Greener will send a copy of the new Design Guidelines for Rehabilitation & New Construction to the Library of the Chathams.

Chrmn. Greener suggested the HPC send the Chatham Historical Society a thank you for all the help they gave the Commission in creating these new Guidelines.

Chrmn. Greener felt it may be a good idea for the HPC to have their own letterhead for their correspondence to organization like the Historical Society, local businesses, etc. Council Member Dempsey could design appropriate letterhead. Minuteman could then reproduce the letterhead.

At 8:31 p.m. the meeting adjourned.

The July 18, 2023 HPC meeting will be cancelled.

There is no HPC meeting scheduled for August.

The next Chatham Borough Historic Preservation Commission meeting will be held on Tuesday, September 19, 2023, 7:30 p.m., Room 301, Chatham Municipal Building.

Respectfully submitted:

Liz Holler
Recording Secretary