

NEXT REGULAR MEETING: THURSDAY, FEBRUARY 25, 2010 AT 6:00 P.M.

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

January 28, 2010

Chairman Robert Olson called the meeting to order at 6:00 p.m., it having been duly noted that this meeting is in accordance with the Open Public Meetings Act N.J.S.A. 10:4-6 et seq., notice of which was published in The Record on the 28th day of December, 2009, and sent to the Star Ledger on the 28th day of December, 2009. Roll call was taken. Members present were: Robert Olson, Terry McDonough, Donna McEntee and James Manfredi. Also present was Jeff Hoffman.

The minutes of the December 17, 2009, meetings were approved.

APPROVAL NOTES: ANY APPROVALS REMAIN SUBJECT TO THE APPLICANT SECURING CONSTRUCTION PERMITS FOR ALL WORK REVIEWED BY THIS COMMISSION. ALL APPROVALS FOR SIGNS ARE SUBJECT TO CONFORMANCE WITH ZONING ORDINANCE AND MUST BE APPROVED AS SUCH BY THE ZONING OFFICER.

IF THERE ARE ANY DEVIATIONS TO WHAT IS APPROVED, ANY AND ALL CHANGES MUST BE PRESENTED TO THE HPC PRIOR TO ANY WORK BEING DONE. THIS INCLUDES ANY CHANGES IN PLANS, MATERIALS, COLORS, ETC., WHICH HAVE BEEN GIVEN FINAL APPROVAL BY THE HPC.

Public Comments (not pertaining to applications): None at this time.

New Business: 17 Poplar Street. Property owner Mathew Pickail was present for the application. The application fee was previously paid to the building department. The property is a residential house that is located in the border of the historic district. It is a unique situation. The applicant explained the current changes he plans to make to the house while converting from a two family house to a one family house. There are no major changes being done to the outside of the building. The HPC informed the applicant that as his project progresses, he should come back before doing the addition and the HPC will then discuss the project with him. He then should submit an application before the HPC and will request a refund as no application is needed at this time.

This particular project is a unique situation. The project is not located on Main Street. It is a residential house that just happens to fall within the historic district. As presented to the HPC, there are no major alterations to the project at this time and it should follow the normal guidelines of the Building Department. As far as the building converting from a two family residential to a single family residential, the HPC has no opinion on this change. The applicant informed the HPC that the Building Dept. instructed him that he needed to get a letter from the HPC approving this conversion. The Building Dept. will be asked for clarification of this request.

NOTE TO BUILDING DEPT.: Please clarify this request. The HPC has no opinion on the conversion of a two family home to a single family home.

Old Business: None at this time.

Correspondence and Notes:

- A. New planters/trash receptacles on Main Street – no response to letter sent to Mayor & Commissioners
- B. Little Stars Day Care – a letter was sent to Mike Landolfi, copy to Martin Durkin, requesting meeting between all parties – no response
- C. Donna McEntee is working on logo for HPC
- D. Funds were encumbered to order supplies. Donna McEntee is looking into cabinets.
- E. New municipal parking lot – a letter was sent to the Mayor and Board of Commissioners asking what type of lighting and signage will be used as it is part of the Historic District and will it comply with the HPC guidelines – no response
- F. Update on Rialto Theatre – Bob Olson had received a call from Lenny Eng asking what was the approved color for the outside of the building as he could not find it in the minutes. Bob Olson informed him that on August 9, 2009, the minutes state that “the suggested color of the background stucco will be Total Wall System Sunset Yellow #2200A and the accent color will be Pewter #2280A. A sample will be provided when the final decision is made.” The sample was never provided and it was noted that work proceeded anyway. This is not in compliance with the terms of approval given so a letter will be sent to the Building Dept. requesting a stop work order until the sample is provided.
- G. Letter received from Richard Grubb & Associates, Inc., regarding a proposed communications tower on the Marlboro House. A letter will be sent asking for additional information and inviting them to attend a meeting to explain their project.

The election for Chairman, Vice Chairman and reappointment of Secretary was held.

Robert Olson was nominated as Chairman by Terry McDonough and seconded by Terry McDonough. All voted in favor of this motion.

James Manfredi was nominated as Vice Chairman by Terry McDonough and seconded by Donna McEntee. All voted in favor of this motion.

Barbara DeLuca was nominated as Secretary by Terry McDonough and seconded by Donna McEntee. All voted in favor of this motion.

Announcements:

There being no further business, the meeting adjourned at 6:50 p.m.

The next meeting will be February 25, 2010, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept.
Zoning Board of Adjustment
Matthew Pickail