

MADISON HISTORIC PRESERVATION COMMISSION

Regular Meeting – February 11, 2020

Attending: Madison Historic Preservation (“HPC”) Co-Chair Janet Foster, Members John Forte, Max Hart, Chris Kellogg and John Solu; Council Liaison Carmela Vitale and Recording Secretary Laurie Hagerich. Absent: Co-Chair Mary Ellen Lenahan, Members David Luber, Jill Rhodes and Carmine Toto.

The meeting was called to order by Ms. Foster at 7:30 pm. Ms. Foster announced the meeting was called in accordance with the Open Public Meetings Act and a verbal roll call was taken by Ms. Hagerich.

The minutes of the December 10, 2019, Public Meeting were considered and on motion made, seconded and unanimously approved, the minutes were accepted as written.

Ms. Foster introduced Max Hart, new member of the Commission appointed by Mayor Conley, and welcomed him to the Commission.

Organizational Matters/New Officers:

This matter will be tabled until the March meeting when additional members will hopefully be present.

Sign & Façade Update:

36 Main Street: Polished Lounge:

A photo of proposed new sign was shown, which was reviewed and approved between meetings by the Sign & Façade Subcommittee.

18 Main Street: Aloha Bubble:

Photo was shown of new sign for this new business in the Historic District, which was also reviewed and found to be acceptable by the Sign & Façade Subcommittee.

Administration: Commission Training Workshop

Ms. Foster reported a good response to attendance at the Commission Training Workshop on April 25, 2020, at East Jersey Olde Towne, Piscataway, NJ. She will send an invitation by email to Mayor Conley and Council members, with copy to Council Liaison Carmela Vitale. Mr. Jason Hyndman, HPC’s counsel on the Ordinance review, will be attending by virtue of his position on Montclair Historic Preservation Commission.

Ms. Foster mentioned there is an Historic Preservation Conference scheduled for June 2 and 3 in Trenton, NJ, which she will be attending and others are encouraged to join her.

Update on Saxum Real Estate appeal to Zoning Board re: Madison Theater decision:

The hearing scheduled for February 13, has been re-scheduled to Thursday, March 12, to give more time for reviewing procedural issues. Ms. Foster asked for volunteers from HPC to attend the Zoning Board meetings on the first and third Tuesdays of each month.

Old Business:

Report of Subcommittee for Ordinance revision:

Copies of a draft of the Ordinance revision were distributed for review during the meeting. There were no substantive comments; the draft was collected and returned to the Subcommittee. The Ordinance Subcommittee of Mr. Kellogg, Ms. Lenahan and Dr. Rhodes have been reviewing, commenting and making edits, which are being compiled by Dr. Rhodes. The matter will be taken up again at the next meeting.⁹⁸ The goals include developing a stronger Ordinance and clarifying wording on Inventory Sites in the Ordinance.

Two additional issues have arisen from the review. The proposed draft recommends a "Certificate of Appropriateness" in place of the current "Certificate of Historic Review" and that formal Design Guidelines be drafted and form an appendix/exhibit to the ordinance. Ms. Foster would like a subcommittee formed to work on developing a form to set out requirements for obtaining the "Certificate of Appropriateness".

Prior work on Design Guidelines was postponed as a result of lack of budget funding for a professional consultant. An appendix with Design Guidelines from commercial and residential districts should be part of the ordinance, and a procedure for putting a property on the Inventory would be helpful. Design Guidelines should be pursued in the future.

Ms. Foster mentioned she was recently asked by a property owner for advice on getting her property on the Inventory. The Map of the Inventory of Cultural Resources has just been finalized and will eventually be an

appendix to the Master Plan through the Open Space & Historic Preservation Plan. It was noted a periodic update of the map and Cultural Resources Inventory every few years would be strongly recommended by HPC.

Ms. Vitale suggested a summer intern might be able to work on the map updates and tying it into the Master Plan. She will approach the Mayor and Council to have an intern appointed to work on this and other HPC projects.

Ms. Foster mentioned the East Jersey Cottage home at 62 Ridgedale Avenue is listed for sale. This property is located within the Bottle Hill Historic District, and HPC would strongly be in favor of its sale to someone with an appreciation for historic properties. The realtor was contacted but to date has not responded.

TCC Update:

There was one new TCC applications brought to HPC's attention by Fran Boardman, for the Betz Garage on corner of Main and John Streets, which will be used as an automotive repair station. A variance is being sought for a free-standing sign. The property is not in a historic district and HPC has no comment on the application.

There being no further business, on motion made, seconded and unanimously carried, the meeting was adjourned at 8:45 p.m.

Laurie Hagerich, Recording Secretary