

MADISON HISTORIC PRESERVATION COMMISSION

Regular Meeting – March 10, 2020

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

The meeting was called to order by Ms. Lenahan at 7:40 pm. Ms. Lenahan announced the meeting was called in accordance with the Open Public Meetings Act and a verbal roll call was taken by Ms. Hagerich.

Organizational Matters/New Officers:

This matter will be tabled until the April meeting. The terms of Mary Ellen Lenahan and David Luber were extended through December 2023, by Mayor Conley at the January organizational meeting.

Sign & Façade Update:

29 Main Street:

Owner Steven Whitehorn was present and spoke of proposed façade changes to the building at 29 Main Street, part of the Madison Civic and Commercial Historic District. He showed a photo of its present appearance, with cornices above the second-floor windows to be replaced and paint removed. An historic photo showing the original design of the building from about 1910 was shown, and Mr. Whitehorn explained he would like it to have a similar look after restoration. Mr. Whitehorn was advised re. technical specifications for removing paint from historic structures and other comments specific to the proposed building materials. HPC thanked Mr. Whitehorn for taking time to present his plans and for his restoration efforts.

Mr. Jesse Haedrich was introduced as the new owner of 70 Ridgedale Avenue, and he explained he was there to observe and possibly get advice on his property at a later date.

Approval of February 2020 minutes:

The minutes of the February 11, 2020, Public Meeting were considered and on motion made, seconded and unanimously approved, the minutes were accepted with the addition of the following sentence, after the first sentence, in the section on the Update on Saxum Real Estate appeal: “Jonathan Testa created a legal memorandum about the issues being appealed for the use of Zoning Board attorney Gary Hall.”

Administration: Commission Training Workshop

Ms. Lenahan will check with Fran Boardman to make sure everyone is properly registered for the Commission Training Workshop on April 25, 2020, at East Jersey Olde Towne, Piscataway, NJ.

Old Business:

Attendance at Saxum Real Estate appeal to Zoning Board re: Madison Theater:

Ms. Lenahan, Ms. Foster, Mr. Hart and Attorney Jon Testa will be attending the hearing re-scheduled to March 12, 2020.

Ms. Lenahan will prepare a schedule for future Planning and Zoning Board meetings and ask for volunteers to sign up.

Master Plan Update:

Mr. Luber reported the Master Plan subcommittee held an information only meeting on February 25, for the purpose of giving updates with no decisions made. He encouraged everyone to complete the Master Plan public input survey and to spread the word to others to do the same. He also encouraged attendance at a Master Plan public workshop at the Community Arts Center on Kings Road on Tuesday, March 31, from 6 to 9 pm. He confirmed the committee has the Cultural Resource Map recently completed.

Report of Subcommittee for Ordinance revision:

The Subcommittee has collated the comments made by members and has identified three major issues or goals to be focused on. There appears to be consensus among HPC members with regards to specific edits and issues to address. The suggested revisions and comments will now be sent to attorney Jason Hyndman for redrafting of the Ordinance. Another volunteer to serve on the Subcommittee is needed, since Mr. Kellogg is unable to serve. Dr. Rhodes would be happy to speak with other members individually or in a small group.

New Business:

62 Ridgedale Avenue:

The East Jersey Cottage home at 62 Ridgedale Avenue, part of the Bottle Hill Historic District, is still for sale with no buyer coming forth.

14 Chapel Street:

This is a very small house and part of a streetscape where the owner has asked informally about demolition. HPC would be in favor of its preservation or new construction of a scale to maintain the streetscape. Chapel Street is not in an official historic district or listed in the Cultural Resources Inventory.

Mr. Kellogg mentioned a Solar Ordinance recently introduced at a Council Meeting. HPC was not asked for input on this matter.

There being no further business, on motion made, seconded and unanimously carried, the meeting was adjourned at 8:20 p.m.

Laurie Hagerich, Recording Secretary