

DRAFT
MADISON HISTORIC PRESERVATION COMMISSION
Regular Meeting – September 10, 2019

Attending: Madison Historic Preservation (“HPC”) Co-Chairs Janet Foster and Mary Ellen Lenahan; Members John Forte, Chris Kellogg, David Luber, Jill Rhodes and John Solu; Commission Attorney Jonathan Testa; Recording Secretary Laurie Hagerich and Council Liaison Maureen Byrne (Councilwoman Byrne arrived at 8:20); Absent: Member Carmine Toto.

The meeting was called to order by Ms. Foster at 7:30 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.

The minutes of the July 9, 2019, meeting were considered and on motion made, seconded and unanimously approved, the minutes were accepted as written. Ms. Foster noted that the Resolution Approving the Application of Saxum Real Estate Group for a Certificate of Historic Review as to Demolition and New Construction of the Madison Lyons Theater and Imposing Mandatory Conditions, was approved by HPC at this meeting. Copies of the final signed resolution were submitted to all Commission members. Please destroy any previous versions of the resolution in your files.

At 7:37 pm, on motion made, seconded and unanimously carried, the Commission voted to recess into Executive Session. The HPC members convened the Executive Session at 7:38 pm with no members of the public present. At 8:20 pm the Regular Meeting was re-convened. The minutes of the Executive Session will appear separately. Council Liaison Maureen Byrne arrived at this time.

The minutes of the July 9, 2019, Executive Session were considered and on motion made, seconded and unanimously carried, were accepted with minor corrections. Mr. Forte abstained from the vote since he was not present at the July meeting. It was noted the Executive Session minutes are not yet open to the public.

New Business:

Review of plans of Art Dorey, Owner of property at 132 Ridgedale Avenue:

Mr. Dorey was present to present his plans to demolish the existing two-story stucco house at this location and showed plans for a new home. The property is outside the bounds of the Bottle Hill Historic District, but it is a continuation of the Ridgedale Avenue streetscape and is so noted in the Madison portion of the Morris County Cultural Resources Inventory. The lot is oversized with 120-foot frontage on Ridgedale Avenue. No variances are required to build the single house proposed for the lot by Mr. Dorey.

There was discussion of subdividing the property to create two 60-foot frontage lots, which HPC felt would be a better fit for the streetscape and would be looked upon favorably by the Planning Board. Mr. Forte asked whether Mr. Dorey would consider renovation of the existing house to avoid demolition, allowing construction of a new home on the newly subdivided lot. Mr. Dorey said he will consider this option and would bring a site plan for the subdivision and further details of a proposed new house to the

next HPC meeting. Mr. Dorey has a demolition permit for the existing house that is set to expire September 30, 2019. HPC will write a letter in support of an extension of time on the demolition permit until after the October 22 meeting to allow Mr. Dorey to consider and present alternatives to demolition and construction of a single, very large house. The next regular meeting of the HPC falls on October 8, which is also Yom Kippur, and some members would not be able to attend the meeting due to the religious holiday. The HPC October meeting will be re-scheduled to October 22, with support and calendar coordination among the members present. Announcement of the changed meeting date will be made to the Borough Clerk for publication.

1 and 3 Giralda Farms, One and Three Giralda Farms Realty:

This is an application before the Planning Board for minor subdivision and preliminary and final site plan with variances for expansion of parking areas. Since the property is not in a historic district or on HPC's Inventory, HPC has no comment.

Old Business:

Revision of Historic Preservation Ordinance:

Ms. Foster reported there was a recent meeting with HPC Co-Chairs, Mayor Conley, Councilwoman Astri Baillie and Ray Codey about the Historic Preservation Ordinance Revision. A Request for Proposal has been sent to three firms known for their experience in the field of historic preservation. The responding firms will be interviewed, and one will be chosen to work on the Ordinance revision.

Report on Open Space, Recreation and Historic Preservation Committee historic sites mapping project:

Jill Rhodes and Janet Foster have made substantial progress after meeting with the intern working on the project. Ms. Rhodes and Ms. Foster made visual inspections throughout town and they now feel all historic sites have been identified on the map.

The remaining agenda item, the Appeal and Cross Appeal on HPC's decision on 14 Lincoln Place, was discussed in Executive Session.

There being no further business, on motion made, seconded and unanimously carried, the meeting was adjourned at 9:10 pm.

Laurie Hagerich, Recording Secretary