

## MADISON HISTORIC PRESERVATION COMMISSION

Regular Meeting – September 13, 2022

Meeting conducted remotely by Zoom

Attending: Madison Historic Preservation (“HPC”) Chair Janet Foster, Vice Chair Jill Rhodes, Members, John Forte, Max Hart, Chris Kellogg, Mary Ellen Lenahan, David Lubber, Adrienne Novak and John Solu; HPC Attorney Janine Bauer, Esq., Council Liaison Maureen Byrne and Recording Secretary Laurie Hagerich. One Member of the public were present,

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

### **Approval of Minutes:**

The minutes of the August 9, 2022, Public Meeting and the August 23, 2022, Special Meeting, were considered. One correction was made to the August 9 minutes: Line 4 in the Central Avenue Redevelopment section, should read “two buildings are proposed with five separate facades”. On motion made, seconded, and unanimously carried the minutes of August 9, 2022, as corrected, and the minutes of August 23, 2022, were approved.

### **Sign & Façade Reviews:**

There were no new Sign & Façade Reviews. Ms. Foster noted that the Madison Wine Cellar is having a new sign installed and HPC needs to work on a change to the Sign Ordinance to make sure prohibition of back-lit signs is clear.

### **TCC Reviews:**

There were no new TCC Reviews.

### **New Business:**

#### **Central Avenue Redevelopment:**

##### **3 and 5 Central Avenue**

The two properties cited in the application are part of Madison’s Civic & Commercial Historic District. It was noted the Resolution is a recommendation to the Planning Board on design of the new building and that HPC will have another opportunity for review after the demolition permit is applied for. Ms. Bauer explained the usual procedures involved with demolitions and when mandatory conditions apply.

The Resolution was reviewed in detail and suggested revisions were discussed, including need for more details on materials and design for the alleyway enclosure, window design and colors, gables on Buildings 3 and 5, stepping down of cornices, confirmation of plans for underground utilities.

Ms. Foster moved that HPC adopt the Resolution with changes previously discussed. Dr. Rhodes seconded the motion. A vote was taken with the following in favor: Foster, Rhodes, Forte, Kellogg, Lenahan, Solu, Hart, Novak. There were no opposing votes and Mr. Lubber abstained. Ms. Foster and Ms. Bauer will make changes discussed and will circulate the Resolution in final form to all parties. The Resolution will be memorialized at the October HPC meeting and will be sent to Attorney Steve Azzolino, the Planning Board and Fran Boardman.

The Memorandum and Advisory Report was reviewed next. Several errors and revisions were noted to be corrected, and several comments and questions were discussed.

Mr. Solu moved that HPC approve the Memorandum and Advisory Report with the changes discussed. Mr. Hart seconded the motion and vote was taken. The following were in favor: Foster, Rhodes, Forte, Kellogg, Lenahan, Luber, Solu, Hart and Novak. There were no objections and no abstentions.

**HPC Review of Ordinance, site map and flow chart:**

It was agreed this discussion would be tabled until the October 11 meeting.

**METC Preservation Award:**

HPC was asked to nominate the Museum of Early Trades and Crafts to receive the 2022 Preservation Award from Preservation NJ. Since time is short for this year's deadline, it was agreed HPC would nominate the METC for the 2023 award, when the current restoration work will be complete. There was discussion of possible recipients for HPC's annual Preservation Awards, including METC and the recently renovated Jersey Cottage at 62 Ridgedale Avenue, which is now on the market. Ms. Foster mentioned the owner Jeff Freitel has invited HPC members to tour the property.

**HPC Budget Request:**

After conferring, Ms. Foster and Dr. Rhodes decided to request the same funds as the current year for 2023, which will cover incidental expenses and education.

**Updates from Liaisons:**

**Planning Board:**

Mr. Forte reported no current applications are pending.

**Zoning Board:**

There was a lengthy meeting on the Angelica property on Park Avenue. HPC still would like to have access to this property for photographs and documentation before demolition.

**Open Spaces:**

Dr. Rhodes reported work is ongoing on the dual Pickleball/Basketball courts and several sites are being considered.

**Historical Society:**

Mr. Luber reported the next program via Zoom will be Ladies of the American Revolution on Tuesday, September 20 at 7 pm.

**Borough Council:**

Ms. Byrne had no updates but gave credit to HPC for their good work on the Central Avenue Redevelopment Project.

**HPC Chair Report:**

Ms. Foster announced she has asked not to be re-appointed to the Commission for the coming year. She asked all members to think about qualified persons with interest in historic preservation who might be willing to serve on HPC and to take on leadership positions.

**Public Comment:** There were no comments from the public.

**Future Meetings, Adjournment:**

The next meeting of the Commission will be on Tuesday, October 11, 2022, on Zoom. There being no further business, on motion made, seconded, and unanimously carried, the meeting was adjourned at 9:40 p.m.

Laurie Hagerich, Recording Secretary