

**Historic Preservation Advisory Commission Meeting
Regular Meeting of August 15, 2011 7:00 pm**

The regular meeting of the Historic Preservation Advisory Commission took place on the above date. Chairman Dennis Becker read the Open Public Meeting Act and requested Board Secretary Mrs. Citterbart call the roll. Board Secretary Citterbart stated there was a quorum.

FLAG SALUTE

MEMBERS PRESENT: Mr. Kaplan, Mrs. Schulte, Ms. Best, Mr. Elvidge, Mr. Becker

EXCUSED: Mr. Steinberg, Mr. Read

ABSENT: Mr. Wright

CONSIDERATION OF MINUTES

July 18, 2011

Ms. Best made a motion to approve the minutes. Mrs. Schulte seconded the motion.

The minutes were approved with a unanimous "aye" vote.

APPLICATIONS

HPC-11-2011- JHM Signs – Block 715, Lot 7 – 40 Park Place

Applicant is requesting a wood composite 36" x 36" double sided hanging sign to be attached over front door with black wrought iron bracket.

SWORN: Michael Tironi, JHM signs, Phillipsburg, New Jersey

Mr. Becker opened up to the public for comments. With no one stepping forward Mr. Becker closed the public portion.

Ms. Best made a motion to approve the application as presented. Mrs. Schulte seconded the motion.

AYE: Mr. Kaplan, Mrs. Schulte, Ms. Best, Mr. Becker

HPC-13-2011 – The Newton Theatre Co. LLC – Block 713 Lot 8 & 9, 234 Spring Street.

Applicant is requesting to erect a 6 ft. black chain link fence to surround the parking lot and a sliding gate.

SWORN: Peter Larena, Contractor for The Newton Theatre Co., Newton, New Jersey

Mr. Becker asked: You want to put up a chain link fence around the parking lot?

Mr. Larena stated: Yes.

Mrs. Schulte asked: Will it be private only theatre patrons?

Mr. Larena stated: The reason for the fence is for security purposes for the performers who will be coming in. They will have a tour bus which they have to load and unload plus for the insurance for the bus itself and for the artists to keep them safe.

**Historic Preservation Advisory Commission Meeting
Regular Meeting of August 15, 2011 7:00 pm**

Mrs. Schulte asked: Are there any other driveways that access that parking lot?

Mr. Larena stated: There are people who rent out behind us. The tenants who have been parking there for years want to keep parking there and they have been told they cannot.

Mr. Kaplan asked: Is there enough room for a tour bus go around the building?

Mr. Larena stated: Yes.

Mr. Kaplan stated: It is pretty tight in the back.

Mr. Larena stated: If they can't access it, they will turn around and get out.

Mr. Becker asked: Will there be a gate?

Mr. Larena stated: According to the plans, there will be a gate in the front and in the back.

Mrs. Schulte asked: What kind of chain link?

Mr. Larena stated: It will be black vinyl chain link.

Ms. Best asked: Will there be a gate to the fence fronting Spring Street?

Mr. Larena stated: Yes.

Ms. Best stated: Is it going to open out onto the sidewalk or will it be a sliding gate?

Mr. Larena stated: I believe it will be a sliding gate?

Discussion ensued on the height of the fence on corner lot.

Mr. Elvidge stated: I can understand what you are trying to do here. But in the front, I think something a little more ascetically pleasing, especially since it is on Spring Street, than a chain link fence. You can say the same is across the street, but I think the one across the street serves a different function in that if someone climbed over a 3 foot fence you have a 6 ft. drop. I think a chain link fence creates a different environment. I think walking down Spring Street a 6 foot high chain link fence would not have the same appeal of what you are trying to accomplish. It would look better with something more decorative in the front.

Mrs. Schulte asked: Is there something you could do temporary in the front until something could come in that would be more appealing? I understand what Mr. Elvidge is trying to say. You are trying to bring the charm of the theatre to Newton.

Mr. Larena stated: One of the problems is going to be cost. They would like to put the money into fixing the theatre. I know what you are saying but it is in their hands and they are trying to get this together and put the money into the theatre and pay for performers to come in and get the place up and going.

Mr. Becker opened up this portion of meeting to the public.

Kristen Becker, 116 Main Street, Newton, NJ stated: I agree they are trying to get as much done as possible. They have had a lot of issues with neighboring properties. I appreciate the fact that

**Historic Preservation Advisory Commission Meeting
Regular Meeting of August 15, 2011 7:00 pm**

this is private property now and they are trying to do the right thing by the Town and they have a different dynamic and purpose of what they are doing there. I appreciate why they are doing this. JP had explained to me why this chain link works as far as a gate. It is light weight, easy to slide, you can still see into the property and for security purposes. What they are doing for the Town and the street in keeping with what is going on across street. If down the road they want to do something more ascetically appealing, I can understand where the Town would want to do that, but I think they are doing the right thing by the Town, the property and I appreciate the pain staking process of the renovations of the theatre and also the pain staking process of trying to please their neighbors.

With no more public stepping forward, this portion of the meeting is closed.

Ms. Best stated: The ordinance does not differentiate commercial. It is not blocking the view at the intersection and there is a question of what the actual setback is and this appears to be flush with the building which under residential would be the setback for the fence. In my opinion it flies.

Mr. Becker stated: From the curb line, you are back more than a foot. You are back about 6 feet so you are back inside the one foot line.

Mr. Elvidge stated: My feeling on it is if it was truly a corner lot and that fence was to be erected to the left of the building, if there was property, it would have to be a 3 ft. fence. I don't think it has to be a 3 ft. fence because of where it is. But I don't agree with Mrs. Becker at all. I think it is a historic commission item; and there is nothing historic lending itself historically wise and believe me I am not a historic addict but I don't think it keeps in the flavor of what we are doing with one end to the other end of the street with a 6 ft. chain link fence.

Mr. Becker stated: Other than the fact that it is already across the street.

Mr. Elvidge stated: That may not be right but it serves a whole different function.

Mr. Becker stated: If some day the Town wanted to take the chain link down and put something more historically correct in there than maybe we can encourage them to do the same thing to the front of theirs.

Ms. Best stated: What we have here is a little bit different in what you wouldn't see in a drug store down the street are safety concerns. You are going to have crowds outside this parking lot with a tour bus, with people who are requiring safety and security within that tour bus so we have to look at the security aspect as well as not just the ascetic value. I do agree with Mr. Elvidge, in that ascetically a chain link black fence is not the most attractive thing on Spring Street. It is not the only thing we have to look at. We are not protecting a clothing store or a drug store. It is a performing arts venue that is going to have large tour buses with bands and artists on it and that is a concern.

Mrs. Schulte stated: As long as it complies with the ordinance, I don't have a problem with it.

Mr. Becker stated: This is a unique situation.

Mr. Becker made a motion to accept the application to install a black chain link fence around the property for security purposes including the 6 ft. gate. Ms. Best seconded the motion.

AYE: Mr. Kaplan, Mrs. Schulte, Ms. Best, Mr. Becker

**Historic Preservation Advisory Commission Meeting
Regular Meeting of August 15, 2011 7:00 pm**

DISCUSSION

Section 106

Ms. Best stated: For the 106 review in my opinion I think we should adopt the letter from April 7, 2011 and their recommendations. I reviewed it, it is unmarked. It is not a historic area, it is not putting a historic property in danger and there are no identified historic resources in the area that are targeted.

PUBLIC PORTION

No public stepping forward, this portion closed to public.

ADJOURNMENT

Ms. Best made a motion to adjourn the meeting. Mrs. Schulte seconded the motion. The meeting was adjourned with a unanimous "aye" vote. The meeting adjourned at 7:40 PM.

The next regular scheduled meeting will be held on September 19, 2011 at 7:00 pm in the Council Chambers of the Municipal Building.

Respectfully submitted,



Katherine Citterbart
Historic Board Secretary