

**Historic Preservation Advisory Commission Meeting
Regular Meeting of April 18, 2011 7:00 pm**

The regular meeting of the Historic Preservation Advisory Commission took place on the above date. Vice Chairman Harry Kaplan 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, Mr. Wright, Mr. Steinberg, Mrs. Schulte, Ms. Best, Mrs. Diglio

EXCUSED: Mr. Read

ABSENT: Mr. Becker

CONSIDERATION OF MINUTES

February 23, 2011

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

AYE: Mr. Kaplan, Mr. Wright, Mr. Steinberg, Mrs. Schulte, Ms. Best

APPLICATION

#HPC -03-2011 – Balic Winery

Block: 717.01, Lot 13

207 Spring Street

Request to install hanging 30" x 42" sign.

SWORN: Jeanne Wilkes, 16 Maple Lake Road, Kinnelon, NJ

Ms. Wilkes provided the Commission with a full color picture of the sign which will be a two sided, wood base product. The sign will be similar to the signs at Charm and Maxwell and Molly's, which is across the street from us.

Discussion ensued about the store name and the wines being sold.

Mrs. Schulte asked: Do the dimensions meet our requirements?

Mrs. Citterbart stated: Yes.

Mr. Kaplan asked: Will there be any lighting?

Ms. Wilkes stated: No outside lighting.

Mr. Kaplan opened this portion of the meeting to the public. With no public stepping forward, the public portion is closed.

Mr. Wright made a motion to approve as submitted. Mr. Steinberg seconded the motion.

AYE: Mr. Kaplan, Mr. Wright, Mr. Steinberg, Mrs. Schulte, Ms. Best

DISCUSSION

Ms. Best reported on the workshop at Drew University entitled "Preservation in Practice: A Primer of Historic Preservation Commissions." She said there was some discussion on Land Use Law that governs historic preservation and zoning ordinances in New Jersey. There was also discussion on the rehabilitation sub code. There was a lot of helpful information for websites and places you could visit for historic information. Amanda will email the websites and a list of all the information she obtained from the work shop to Mrs. Citterbart so that she can forward on to the Commission members.

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Ms. Best reported on the March 16, 2011 Planning Board meeting regarding the appeal by Ruby Orange, LLC. She said there were two procedural issues that concerned her about appeals to the Board. The first issue was they did not have the meeting minutes from our prior meeting and the applicants hired council and an expert in between the time they came to us and went to the Planning Board. Their council repeatedly cited two things that allegedly happened in our meeting but had no record to go by which makes it interesting how you can appeal something with no record. The second procedural issue was what they presented to the Board was different than what they presented to us because they had more time; they hired council and an expert. What is getting put before the Board is different from what was put before us.

Mr. Wright asked: Did they submit a different proposal?

Ms. Best stated: As you recall, when the applicant came before us, they had not researched anything and had not researched alternatives to putting stucco on the façade or flashing like Mr. Steinberg suggested. When they went before the Planning Board, they had a bit more time to prepare. What they presented to the Board was a little different than what they presented to us. That brings up two procedural issues. When they opened up to the public, I spoke to the Board and I expressed our concerns and tried to explain what we were concerned about and that was they had not looked at different options to preserve the building and restore the building and the option they were looking at did not seem compatible with the building's history or with the Historic District for Spring Street. In the end, the Board voted in favor of the applicants so they are going forward with the stucco façade.

Mr. Wright stated: That invalidates the Historic Preservation Ordinance.

Ms. Best stated: The Historic Preservation Ordinance is being reviewed. They have not been approved and are up for discussion. I was asked to be on the committee to review the Historic Preservation Ordinance. There are some proposed changes that the Town Planner, Jessica Caldwell is looking into. I thought it was important for the whole commission to see what is being proposed before it gets voted on. What is of importance to point out is there is a list of approved alternate materials that is being proposed on Appendix A.

Mr. Steinberg expressed his concerns about Appendix A.

Ms. Best stated: Marge McCabe and myself will meet with Mrs. Caldwell on May 5th.

Mr. Wright stated: This is a formula for the devastation of the Town's historic architecture. The most significant buildings surviving in this town will be destroyed over time. It will reverse 25 years of a model effort in this state to preserve one of the most beautiful town's in this state. You have to think of this as an amendment to the Municipal Land Use Ordinance.

Discussion ensued on the changes being proposed to the Historic Preservation Ordinance.

Mrs. Schulte asked: What can we do to prevent this?

Ms. Best stated: Please read through the proposal and send me your suggestions and comments and I will forward them on when I talk to Jessica Caldwell.

Discussion ensued.

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ADJOURNMENT

Mr. Steinberg made a motion to adjourn the meeting. Ms. Best seconded the motion. The meeting was adjourned with a unanimous "aye" vote. The meeting adjourned at 8:59 PM.

The next regular scheduled meeting will be held on May 16, 2011 at 7:00 pm in the Council Chambers of the Municipal Building.

Respectfully submitted,

A handwritten signature in black ink that reads "Katherine Citterbart". The signature is written in a cursive, flowing style.

Katherine Citterbart
Historic Board Secretary