

## MADISON HISTORIC PRESERVATION COMMISSION

Regular Meeting – March 8, 2016

Attending: Co-Chairman John Solu; Members John Forte, David Luber and Carmine Toto; proposed new members, Mary Ellen Lenahan and Karen Jeisi; Mayor Robert Conley and Council Liaison Patrick Rowe; Recording Secretary Laurie Hagerich;  
Absent: Co-Chairman Janet Foster, Members Chris Kellogg and William VanRyzin.

The meeting was called to order as an open public meeting at 7:30 p.m. in accordance with the Open Public Meetings Act. The February 9, 2016, minutes were considered and by unanimous consent the minutes were approved as written, with one comment, that Chris Kellogg had been appointed as a Commission member, since Margaret Weisgerber's resignation was received.

Mr. Solu explained that since the last meeting Joseph Longo's resignation was received and Bert Marcy's will be formalized within the next few days, allowing Mayor Conley to appoint Mary Ellen Lenahan and Karen Jeisi as Commission members.

### **For Action:**

#### **Drew University parking lots and demolition of garage building:**

Mr. Solu showed plans of Drew University for demolition of a garage facing Academy Road and realignment of a driveway and parking lots. Although Drew University is not in a historic district, some of its buildings are listed on the National Register. A new parking lot and green space will be created. MHPC noted that there are no historic structures impacted by the plans. A letter will be written acknowledging that a review has taken place and MHPC has no comment or objection to the plans.

### **Old Business:**

#### **MPHC Annual Report:**

The Commission is awaiting details from Mr. VanRyzin on the content of the report.

### **Membership of MHPC:**

Appointments of new members Mary Ellen Lenahan and Karen Jeisi will be made at the next Council meeting pending receipt of Bert Marcy's resignation.

### **March 5 Training Session in Camden:**

Ms. Lenahan reported she, Ms. Foster and Mr. Kellogg attended the session which included legal and administrative procedures for HPC members and found it very informative and helpful. She shared some of the information and materials and will meet further with Ms. Foster and Mr. Kellogg to decide on how to best use what they learned.

### **Review of HPC pages on new Rosenet site:**

Ms. Lenahan looked at the HPC website, as well as the Zoning Board and the DDC websites. There were some gaps in posting of HPC minutes and agendas and the new website lost some imbedded links. She will continue to look into the website and come up with some recommendations for improvement.

**173 Ridgedale Avenue subdivision:**

Mr. Solu mentioned the latest design concepts have been received on the 3 lot subdivision and demolition. The developer will appear at the next meeting to present the new designs. Since Madison's ordinance calls for voluntary compliance, it is hoped the owner will follow recommendations of MHPC on the design of the homes so that they are more in character with the neighborhood and historic district. It was noted the developer re-positioned the 3d house so that the DEP will now relax some restrictions on upkeep of the area around the pond.

**New Business:**

There was discussion of the vacancies in the Downtown Historic District. Mr. Solu mentioned that the space in the James Building vacated by Blue Mountain Sports has been leased to Short Stories book store, but there are still many vacant stores on Main Street and Waverly Place. Hopefully the consultant recently hired by the Borough to study what types of businesses would best be attracted to Madison can bring some answers. Perhaps more service business, rather than retail would have a better chance of succeeding. There was discussion of the need for Borough officials, such as Sign & Façade Commission, to be more proactive in helping small businesses become established.

The meeting was adjourned at 8:35 p.m.

Laurie Hagerich, Recording Secretary