

MADISON HISTORIC PRESERVATION COMMISSION

Regular Meeting – January 11, 2022

Meeting conducted remotely through Zoom

Attending: Madison Historic Preservation (“HPC”) Chair Janet Foster and Vice Chair Jill Rhodes; Members, John Forte, Max Hart, Mary Ellen Lenahan, David Luber, Adrienne Novak and John Solu; and Recording Secretary Laurie Hagerich. Absent: Member Chris Kellogg and Council Liaison Maureen Byrne.

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 by Ms. Hagerich.

Approval of Minutes:

The minutes of the December 14, 2021, Public Meeting were considered and on motion made, seconded, and unanimously carried were approved as written.

TCC Reviews:

There were no new TCC applications.

Sign & Façade Reviews:

50 Main Street:

One new Sign and Façade application was submitted for a new therapist office at 50 Main Street, in the Madison Civic and Commercial Historic District. The new sign, which will be placed in the vestibule of the building, was approved, having no adverse effect on the district.

New Business:

Plans and Goals for 2022:

Ms Foster reported receiving the latest revised draft of Design Guidelines from John Hatch, which needs further editing. Ms. Foster will forward to all members for review and asked that edits be sent back to her as soon as possible.

Ms. Foster reported on an informal meeting was held with Ray Codey, HPC representatives and others involved with the 3 Central Avenue project. There was discussion of other properties in this area which are likely to be redeveloped in the near future. Having the new Ordinance and Design Guidelines in place will help a great deal in HPC’s efforts to review the appearance of this redevelopment. All members were encouraged to review these documents carefully,

Dr. Rhodes reported the 2021 Annual Report is nearly complete and will be sent for a final review by Ms. Novak. The following were goals in 2021 and will be continued in 2022:

- Professional development
- Communication with Planning Board and Zoning Board
- Promotion of revised Ordinance and Design Guidelines
- Better public relations and partnering with Borough officials

Another important goal is to be more proactively involved with the Planning Board and Zoning Board, so that HPC can be more strategic, instead of re-active. Having Design Guidelines in place will help with this goal.

Old Business:

Design Guidelines Project:

As mentioned above John Hatch of Clark Caton Hintz sent the latest revision of the draft Design Guidelines, which needs final editing prior to sending to Council for adoption. Hopefully new

Council Liaison Maureen Byrne can help with the final steps. There was discussion of recent requests made by HPC to Borough Administrator Ray Codey and his response which was unclear. It was agreed a meeting with Mr. Codey and HPC would be helpful to clarify issues concerning the revised Ordinance, Design Guidelines and HPC's request for legal counsel when representing HPC business at Planning and Zoning Board meetings.

Mr. Forte suggested the Planning Board might refer the revised Ordinance to the Council to move the issue forward and Mr. Lubber offered to do some research on past procedures. It was noted that an improved, clearer Ordinance would benefit the entire Borough and that the recent mapping work is closely connected to the revised Ordinance.

Reorganization/2022 HPC officers:

In the absence of Mr. Kellogg this matter will be tabled until the next meeting.

Liaison Reports:

Planning Board Liaison:

Mr. Forte reported the last meeting involved review of revised plans for the dental office at 18 Madison Avenue. Ms. Foster was present and offered suggestions for a more traditional design more appropriate for the streetscape. Further design revisions will be made for review at the next Planning Board meeting in January 2022.

Zoning Board Liaison:

Ms. Lenahan reported the last meeting involved plans for the new Starbucks, not in any historic district or of concern to HPC.

Open Space Liaison:

Dr. Rhodes reported there was no meeting in January and no applications for Open Space funding. The February meeting will be devoted to re-organization issues.

Madison Historical Society Liaison:

Mr. Lubber reported the Historical Society's next program will be on February 17, co-sponsored by Madison Alliance for Racial Equity (MARE). The subject will be Enduring Dynamics of Racial Segregation in NJ, from Redlining to Mt. Laurel and Beyond. Mr. Lubber also reported on interior renovations being planned for the Madison Public Library to begin in the Fall. There will be minimal exterior work, including some lighting improvements.

MARE Liaison:

Mr. Hart spoke of the joint program on February 17 with Madison Historical Society, which is the first in a series of four programs planned for March, April and May on the subjects of transportation, environmental justice and racial equity.

Public Comment: There were no comments from the public.

Future Meetings, Adjournment:

The next meeting of the Commission will be on Tuesday, February 11, 2022, via Zoom. There being no further business, on motion made, seconded, and unanimously carried, the meeting was adjourned at 8:45 p.m.

Laurie Hagerich, Recording Secretary