

MADISON HISTORIC PRESERVATION COMMISSION
Regular Meeting – May 9, 2023

Meeting conducted remotely by Zoom

Attending: Madison Historic Preservation (“HPC”) Chair Jill Rhodes, Vice Chair Adrienne Novak; Members, Max Hart, Chris Kellogg, Mary Ellen Lenahan, David Luber, Tyler Merson and John Solu; and Recording Secretary Laurie Hagerich. Absent: Member John Forte. New Council Liaison to replace Debra Coen not yet appointed.

It was noted a new HPC member will be appointed to replace John Forte, who was recently appointed to the Council, filling Ms. Coen’s unexpired term.

The meeting was called to order by Dr. Rhodes 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 April 11, 2023, Public Meeting were considered. On motion made, seconded, and carried, the minutes were approved as written.

Sign & Façade Reviews:

36 Main Street – Formaggio’s Pizza:

A photo was shown of the new attached sign for this business replacing Rocco’s Pizza. There was discussion of the breakdown in following guidelines when changing signs and making façade changes, such as the recent painting of the Primo building, which was done without HPC review. There have been sporadic cases of new tenants by-passing HPC review, possibly because of not being properly informed by the landlords or DDC. Dr. Rhodes will write to DDC and relevant Borough officials to remind them of the guidelines to have HPC review when sign and façade changes are made.

TCC Reviews: None received by May 2, 2023.

Old Business:

51-55 Main Street – Verizon Wireless Tower Installation

Dr. Rhodes reported HPC’s memo after review of the application at the April 11 meeting was sent with recommendation that the tower be set back further on the roof. It was noted the drawings had discrepancies and the submission to the Zoning Board was premature.

Historic Preservation Awards:

The 3 property owners have been notified and are happy to be recognized. Dr. Rhodes will follow up with Mr. Forte about status of the signs. Mr. Solu supplied background on Jerry Bruno to be used in the news article being written by Ms. Novak. Dr. Rhodes will reach out to Mayor Conley to request that the award presentations be made at the next Council meeting on May 22.

Historic Preservation Conference:

Ms. Novak, Mr. Merson and Ms. Hagerich will attend the 2023 conference, “Fun and Fury” on June 13 at Stockton University in Atlantic City.

Updates from Liaisons:

Planning Board:

The review of revised plans for the 3-5 Central Avenue project at the April 18 meeting was postponed.

Zoning Board:

Ms. Novak reported there were no applications in a historic district or of concern to the HPC.

Open Spaces:

Mr. Merson reported the Open Space Committee did not meet in April.

Historical Society:

Mr. Luber reported the last Historical Society program for the current season will be on Tuesday, May 16, with Susan Simon speaking on the “Lathrop and Gibbons Families from the Civil War to the Gilded Age.”, conducted via Zoom.

Borough Council:

A new liaison has not yet been appointed.

Other Business:

Dr. Rhodes mentioned that she was contacted by a realtor about possible sale and demolition of a home on Ridgedale Avenue, near the High School, part of a designated streetscape.

Public Comment: There were no comments from the public.

Future Meetings, Adjournment:

The next meeting will be Tuesday, June 13, 2023, at 7:30 pm on Zoom. This meeting may be cancelled if there is no pressing business or major applications. There being no further business, on motion made, seconded, and unanimously carried, the meeting was adjourned at 8:20 p.m.

Laurie Hagerich, Recording Secretary