

*approved  
7/1/14*

**Borough of Merchantville  
Historic Preservation Commission  
Meeting Minutes**

**Meeting Date:** June 3, 2014  
**Meeting Time:** 7:30 PM  
**Meeting Location:** Borough Hall

**Members:** Lynn North , Rita Lammey, Marie Hanna, Maureen McLoone, Shawn Waldron, Wally Hussong (Alternate).

**Counselor:** Mark Asselta

**Zoning Officer:** Bill Watson

**Borough Council Representative:** Patti Fields

**Sworn in:** Commission member, Shawn Waldron, was sworn in to a 4 year term, through Dec. 31, 2017.

**Opening:** Chair Lynn North called the meeting to order at 7:30 PM and publicly read the Notice of the Meeting.

**Pledge of Allegiance:** The Commission joined in the Pledge of Allegiance.

**Roll Call:** Roll call was taken. All present.

**Meeting Minutes:** Motion to approve the minutes, from May 6, 2014, was made by Rita Lammey, Marie Hanna, seconded, passed unanimously.

**Confirmation of Applications before the Commission:**

There are six new applications before the Board and one continued from the last meeting.

**Old Business:**

**Application: 0514-3**

**Applicant Name:** Albert Segrest

**Property Location:** 2 E. Maple Avenue

**Name of Property or Business:** Clip Joint

**Proposed work:** Façade Changes due to Fire

The applicant seeks to replace his windows. He states each window will look the same, having an internal one-piece muntin unit snapped over a large pane of window glass, making it appear to be multiple smaller pieces of glass lites. Restoration of muntin or glazing bars is seen as an essential architectural element in period buildings. The Commission proposed that the windows facing Maple Ave. & Centre St. be replicated and the other sides of the building could have the substituted formations. Exhibits covering renderings, materials, colors, costs, etc. must be submitted for review. Shawn Waldron will gather documentation pro-preservation and the applicant will submit his proposed designs. Based on the turnaround time to secure required submissions, a special meeting could be called; otherwise, the application will be continued at the July meeting.

**New Business:**

**Application: 0614-1**

**Applicant Name:** Halil Gungor

**Property Location:** 2 S. Centre Street

**Name of Property or Business:** Blue Monkey Tavern

**Proposed work:** Addition

The applicant was represented by Mike Baker. Acting as a buffer against the weather elements, a side enclosed entrance addition is being proposed. As a Historic Site, Collins & Pancoast Hall is required to have a Certificated of Appropriateness, issued by the HPC, due to the change in the exterior appearance. Per the vestibule plan submission, the new roof, wood fascia & soffit, wood windows, wood door & transom and stucco finish will mimic the existing elements. Removal of existing concrete step and its corresponding rail is proposed. The existing ramp and railing will remain, while the handrail along the building wall will be removed and replaced. Existing internal door swing will be reversed. The parking configuration on this south side of the building will not be affected. Visual compatibility factors were examined. If "land use" review is required, HPC will make recommendation to the Planning Board.

**Public Comment:** A motion was made by Rita Lammey, Marie Hanna seconded, passed unanimously. No comments. Motion to close the public portion made by Rita Lammey, Maureen Mcloone seconded, passed unanimously.

**Motion:** Rita Lammey moved to approve the application as presented. Maureen McLoone seconded, passed unanimously.

**Application: 0614-2**

**Applicant Name:** Glenda Aviles

**Property Location:** 7 Park Avenue

**Name of Property or Business:** Cookie's Caribbean Cafe

**Proposed work:** Signage

The applicant was represented by Andy Bordi, from Bordi Designs. Existing sign will be removed. It will be repainted and refinished with new premium grade, full color painted and vinyl graphics. Existing awning will remain. The 1/2" single faced MDO signboard will be mounted on brick storefront over the awning. Signage complements the awning, trim and building style.

**Public Comment:** A motion was made by Rita Lammey, Marie Hanna seconded, passed unanimously. No comments. Motion to close the public portion made by Rita Lammey, Maureen Mcloone seconded, passed unanimously.

**Motion:** Rita Lammey moved to approve the application as presented. Shawn Waldron seconded, passed unanimously.

**Application: 0614-3**

**Applicant Name:** Ni Yuan

**Property Location:** 47 S. Centre Street

**Name of Property or Business:** Sakura

**Proposed work:** Signage

The applicant was represented by Andy Bordi, from Bordi Designs. There is no current sign in proposed parking area. Custom PVC sign (2.75 sq. ft.) with full color graphics, mounted to 2" square, black painted, aluminum post, will be installed at driveway entrance. As stated, one permitted freestanding sign can be no larger than 3 sq. ft. No restrictions, as to the placement of the sign in the parking area, were noted. The designated position does not present a problem esthetically.

**Public Comment:** A motion was made by Rita Lammey, Marie Hanna seconded, passed unanimously. No comments. Motion to close the public portion made by Rita Lammey, Maureen McLoone seconded, passed unanimously.

**Motion:** Rita Lammey moved to approve the application as presented. Maureen McLoone seconded, passed unanimously.

**Application: 0614-4**

**Applicant Name:** Stephen P. Chatburn

**Property Location:** 16 N. Centre Street

**Name of Property or Business:** Law Office

**Proposed work:** Signage

Previous sign was removed due to the former tenant vacating the premises. Suite 1B faces Centre Street. Two small, identifying S/S MDO signs with digital graphics will be attached on sides of entrance door, where the holes are situated from prior signage. Each 20" BY 10" sign is white with black lettering and art deco border. Total size perspective is fine. The building is red brick with white trim. All signs on the building façade are of similar size.

**Public Comment:** A motion was made by Rita Lammey, Marie Hanna seconded, passed unanimously. No comments. Motion to close the public portion made by Rita Lammey, Maureen McLoone seconded, passed unanimously.

**Motion:** Rita Lammey moved to approve the application as presented. Maureen McLoone seconded, passed unanimously.

**Application: 0614-5**

**Applicant Name:** Brian Hopkins

**Property Location:** 3 Poplar Avenue

**Name of Property or Business:** Private Residence

**Proposed work:** Garage Demolition

The applicant is seeking demolition of a garage over 300 sq. ft. Photographs were submitted showing the dilapidated condition of the building. A framed garage will be built on the existing footprint. It will match the style of the old garage employing white siding, soffits and door, and black shingles. New outer building complements the main house. The new secondary structure is 500 sq. ft.

**Public Comment:** A motion was made by Rita Lammey, Marie Hanna seconded, passed unanimously. No comments. Motion to close the public portion made by Rita Lammey, Maureen McLoone seconded, passed unanimously.

**Motion:** Rita Lammey moved to approve the application as presented. Maureen McLoone seconded, passed unanimously.

**Application: 0614-6**

**Applicant Name:** Ryan Middleton

**Property Location:** 23-27 S. Centre Street

**Name of Property or Business:** The Art Building

**Proposed work:** Roof

Current roof is slate and is in very poor condition. There are multiple leaks and broken shingles. Applicant wants to replace existing roof with Timberline High Definition, Lifetime Warranty Shingles. These shingles are designed to give the roof maximum dimensionality and depth. This weathered wood color replacement roof product is a close match to the current roof and provides a harmonious streetscape with neighboring houses. The "architectural" shingle coverage is very similar to other new roofs throughout the Borough. Discussion ensued on the integrity of the opted material; the preservation objectives; and the financial feasibility of slate versus other substitutions. Inquiries were made as to whether or not the applicant checked out the slate-like roof replacement at the Community Center.

**Public Comment:** A motion was made by Rita Lammey, Marie Hanna seconded, passed unanimously. No comments. Motion to close the public portion made by Rita Lammey, Maureen McLoone seconded, passed unanimously.

**Motion:** Rita Lammey moved to approve the application as presented. Marie Hanna seconded, passed unanimously.

**Zoning Office/ Pending Applications:**

Nova Care – opting to paint door and window trim a new color.

**Board Discussion:**

Sign Ordinances - No action by Borough Council noted at this time.

**Motion to Adjourn:** 8:50 PM by Marie Hanna, Rita Lammey seconded, passed unanimously.

Respectfully submitted,  
Maureen A. McLoone, Secy.