

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

Meeting Date: April 7, 2015

Meeting Time: 7:30 p.m.

Meeting Location: Merchantville Borough Hall

Members: Lynn North, Rita Lammey, Marie Hanna, Maureen McLoone, Shawn Waldron, Louis Fiume (Alternate), Sean Fitzgerald (Alternate)

Counselor: Mark Asselta

Zoning Officer: Bill Watson

Council Representative: Andrew McLoone

Opening: Chairperson Lynn North called the meeting to order at 7:30 p.m. and publicly read the Notice of the Meeting.

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

Roll Call: Member Maureen McLoone was absent.

Meeting Minutes: Motion to approve the minutes of February 3, 2015, was made by Lou Fiume, second by Rita Lammey, approved unanimously.

Confirmation of Applications before the Commission: Five applications were confirmed.

New Business:

Application: 1504-1

Applicant's Name: Eric Strohm, Garden State Properties, LLC,
Represented by Timothy Quinlan, Esq.

Property Location: 5 West Park Ave., Merchantville

Proposed Work: Signage

Mr. Strohm explained that he has proposed a sign similar to those on Centre Street at Grand China etc. His proposed sign is 36 sq.ft. which would be the maximum allowed for the property. The coloring of the signage is Yorktowne Green lettering on a Concord Ivory background, on 1/2" MDO plywood. It was explained to Mr. Strohm and Mr. Quinlan, that the existing signage on the plate glass window would need to be deducted from the proposed signage in order to meet the signage size requirements. The commission calculated that the existing "5 West Park Avenue" window signage was approximately 9 sq. ft. Leaving approximately 27 sq. ft. for the new signage. It was further discussed that a border in the Yorktowne Green color would be appropriate. There was also discussion as to the positioning of the signage, and determined to be equal distance between the bottom of the windows and the top of the awning. No lighting will be provided.

Public Comment: Marie Hanna moved to open to the public. Rita Lammey seconded. No public comment. Rita Lammey moved to close to the public. Marie Hanna seconded.

Motion: Motion was made by Shawn Waldron, accepting the sign at 20" x 17' to accommodate the size of the window sign. The colors per the application, with a border of Yorktowne Green. Sign to be centered on the building between the bottom of the windows and top of the awning. Marie Hanna seconded, passed unanimously.

Application: 1504-2

Applicant's Name: Innergrove Records, Andy Bordi, representing Owner
Property Location: 19 W. Park Ave., Merchantville
Proposed Work: Signage

The application was discussed as presented. Signage was presented by Bordi Designs, ¼" thick PVC faces glued over 1" thick Duna Board Core with full color graphics, 5.8 sq.ft. is allowed. The sign is from the client's art and was much admired by the commission. The positioning of the sign is in line with existing signage and acceptable as to its location.

Public Comment: Rita Lammey moved to open to the public. Marie Hanna seconded. No public comment. Rita Lammey moved to close to the public. Marie Hanna seconded.

Motion: A motion was made by Marie Hanna to approve the sign as presented. Seconded by Rita Lammey, passed unanimous.

Application: 1504-3

Applicant's Name: Woohoo Ice Cream, Andy Bordi, representing Owner
Property Location: 29 W. Park Ave., Merchantville
Proposed Work: Signage

The application was discussed as presented. Signage was presented by Bordi Designs, a custom fabricated aluminum and wood sign, 23.75 sq. ft. which is within the 24 sq. ft. allowed. This sign is also from the client's art, and will be installed on the roof above the front left windows. There will be no other signage.

Public Comment: Rita Lammey moved to open to the public. Marie Hanna seconded. No public comment. Rita Lammey moved to close to the public. Lou Fiume seconded.

Motion: A motion was made by Shawn Waldron to approve the sign as presented in size and color. Seconded by Marie Hanna, passed unanimous.

Application: 1504-4

Applicant's Name: Bank of America, Represented by Jacqueline Menges –
Project Expeditors Consulting Corp.
Property Location: 23 W. Maple Ave., Merchantville
Proposed Work: ADA Improvements/Upgrades to Parking Lot & Entrance

They will be milling and repaving the parking lot. Striping to delineate crosswalk from handicap parking spot to entrance, with new ramp. They are proposing a four-foot wrought iron fence along north and east property lines. Discussion followed as to whether the fence could extend beyond the building lines.

Public Comment: No public

Motion: A motion was made by Shawn Waldron to accept the ADA improvements, including the new handicap parking space, striping, re-paving and new ramp. HPC approves of the style and color of the rear and east fencing, acknowledging that it should stop at building lines. HPC would support a variance on the fencing if it is desired to extend same fully along the back of the property line. Seconded by Marie, passed unanimous.

Application: 1504-5

Applicant's Name: Bank of America, Represented by Jacqueline Menges –
Project Expeditors Consulting Corp.

Property Location: 23 W. Maple Ave., Merchantville

Proposed Work: Exterior Lighting

Ms. Menges presented the proposal of nine Antique Black poles and fixtures with LED lamps. The poles will be 12 feet tall with 33" light fixtures, 15 feet tall total. One pole will be in the adjacent parking area. Additionally there will be 8 trapezoid accent lights affixed to the building. Discussion ensued about the amount of light over-wash onto the adjacent homeowners property (pole UB1). Ms. Menges, explained that the light in question should be R4, Type IV, which distributes light exclusively forward with emphasis on eliminating light trespass.

Public Comment: No public

Motion: A motion was made by Louis Fiume to accept the lighting as listed, noting that the new UB1 pole adjacent to the residential area be changed from R5 to R4 to eliminate over-wash. All new fixtures to be black except for the trapezoid fixtures which will be a bronze color. Seconded by Shawn Waldron, passed unanimously.

Solicitor comment: Mark has notes on the sign ordinances from neighboring towns.

Zoning Officer: Cupcake place is waiting for Health Department OK. Train Station will have to come in. In future packets will be e-mailed to us. We will have tablets here to view the packets.

Council Representative: Andrew told the Commission that the sign ordinance is being redone at the Council level by Councilman Sperazza and Councilwoman Swann. HPC requested to see a copy of the full draft before it is voted on if possible.

Shawn will try to print out copies of "Sign Guidelines".

Meeting Adjourned: Motion to adjourn was made by Marie Hanna, seconded by Rita Lammey, unanimous at 8:50 p.m.

Respectfully Submitted: Lynn North