

Borough of Merchantville  
Historic Preservation Commission  
Meeting Minutes

*Approved  
1/16/15*

**Meeting Date:** November 6, 2014

**Meeting Time:** 7:30 p.m.

**Meeting Location:** Merchantville Borough Hall

**Members:** Lynn North, Rita Lammey, Marie Hanna, Maureen McLoone (absent), Shawn Waldron, Wallace Hussong (Alternate) (absent), Louis Fiume (Alternate)

**Counselor:** Mark Asselta

**Zoning Officer:** Bill Watson (absent)

**Council Representative:** Patti Fields

**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:** Roll call was taken. Those absent are noted above

**Meeting Minutes:** Motion to approve the minutes of October 7th was made by Rita Lammey, seconded by Marie Hanna, approved unanimously.

**Confirmation of Applications before the Commission:** Two applications were confirmed.

**New Business:**

**Application:** 1411-1

**Applicant's Name:** Nick Bulas, Adobo's Mexican Grill, represented by Andy Bordi

**Property Location:** 7 E. Park Ave., Merchantville

**Proposed Work:** Signage

The applicant is intending to re-use existing sign with new graphics. Window band sign, seven inches high is appropriate per our interpretation of the ordinance. Colors will coordinate with existing awning so it will not change.

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

**Motion:** Motion was made by Rita Lammey, to approve the application as presented, seconded by Louis Fiume, passed unanimously.

**Application:** 1411-2

**Applicant's Name:** Jerry Neill, Bank of America, Property Manager

**Property Location:** 23 W. Maple Ave., Merchantville

**Proposed Work:** Signage

Applicant wishes to change out the background plates on the existing front monument sign changing the color from opaque gray to opaque red. This sign is not illuminated. No other changes.

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

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

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**Old Business:**

**Application:** 1405-3

**Applicant's Name:** Albert Segrest, Clip Joint  
**Property Location:** 2 E. Maple Ave., Merchantville  
**Proposed Work:** Window Replacement

Mr. Segrest was accompanied by his contractor Mr. Larry Albright, of Larry Albright & Sons. Mr. Albright indicated that the manufacturer (Cutting Edge Windows) of the windows that they installed does not make windows with exterior muntins. He could offer no explanation as to why the application that was originally presented showed a picture of the exterior muntin, or window grille style, indicating the exterior position. It was again reiterated that the decision of the Commission to allow the replacement of the historical windows with vinyl, was based in large part on the style of the muntin that would give the best representation of a multi-pane window. The position of Mr. Segrest and Mr. Albright was that nothing can be done to correct the windows without the expense of completely replacing them. Discussion ensued as to what alternatives are available to the Commission. It was decided not to issue a violation notice at this time, and no recommendation of enforcement is to be taken at this time. However, the Commission will not issue a Certificate of Appropriateness, nor will it amend the approval that was issued.

Our solicitor, Mr. Asselta, will draft a letter to Mr. Segrest that no more exterior work may be done on the building without prior authorization of the HPC. It was stressed that Zoning and Code Enforcement will be monitoring the building for compliance.

**Solicitor comment:** None

**Council Representative:** Patti Fields will again contact Councilman Steve Volkert regarding the HPC recommendations to the sign ordinance.

Shawn Waldron noted that Trinity Methodist Church would like to change the monument sign on Maple Avenue from parallel to Maple to perpendicular to Maple. The church is not in the B1 or B2 district, it was suggested that he contact Matt Madden for guidance. The church is also looking to put up a temporary banner commemorating 150 years.

**Meeting Adjourned:** Motion to adjourn was made by Rita Lammey, seconded by Marie Hanna, unanimous at 8:25 p.m.

**Respectfully Submitted:** Lynn North