



MINUTES

MERCHANTVILLE HISTORIC PRESERVATION COMMISSION Borough Hall, 1 West Maple Avenue, Merchantville, NJ 08109 Tuesday, May 7, 2019

1. **CALL TO ORDER.** Mr. Waldron called the meeting to order at 7:30 pm.
2. **SUNSHINE LAW.** The Board Solicitor explained the manner in which notice had been provided in accordance with the Open Public Meetings Act.
3. **PLEDGE OF ALLEGIANCE.** Attendees participated in the pledge of allegiance.
4. **ROLL CALL.** Ms. Wuebker called the roll call. The following members were present: Ms. Regina Lovelidge, Mr. R. Taylor Ruilova, Ms. Jennifer Taylor, and Mr. Shawn Waldron. Other persons present: Mark Asselta, Esq., Board Solicitor, Mara Wuebker, Borough Community Development Director, as well Andy Bordi representing the applicant.
5. **OLD BUSINESS:**
 - a. **APPROVAL OF MEETING MINUTES.** Mr. Ruilova made a motion to accept the proposed March 23 2019 meeting minutes, as proposed. Ms. Taylor seconded the motion, with Mr. Waldron and Ms. Lovelidge also voting in favor of the motion.
- 6 **NEW BUSINESS**

Applicants

 - a. **HPC#1905-1 Alredo Fischioni, Amore Mio, 177 S Centre Street B138 Lot3,
Install 3 building face signs, 1 door glass sign exterior lighting, decorative exterior wall tile, fenced in garbage enclosure area, outdoor seating in patio enclosure area, exterior paint for decorative wood features**

Andy Bordi from Bordi Designs (sign contractor) represented the sign aspects for the applicant. The applicant along with his wife were in attendance. Mr. Bordi and Mr. Fichioni were sworn in.

Board members asked the status of the previously approved red metal roof for the tower on the same building. While the roof has been replaced, the tower roof has not been changed yet. Ms. Wuebker explained that she was told by the contractor that he was waiting for additional red metal roof material to come in, but he did indicate it would be installed by now. She will follow up with the contractor, Mr. Price.

Signage

The building has three primary frontages – i.e., the northern parking lot entrance off of Centre, the building façade facing Chapel/Magnolia, and the southern parking lot entrance off of Stanley Avenue. Mr. Bordi has identified the calculations for each sign in his exhibit, dated 3/25/19. The proposed signs are consistent on what we allow. Main visibility for the traffic sign. The proposed door sign has hours, phone number can be added.

Lights

There is no sign illumination. The applicant asked if he could add lighting behind the trellis to illuminate the sign and some up lights to be placed in the flower boxes to shine on the building. Mr. Waldron expressed concerned about the brightness, but all agreed on LED lighting. There is nothing historic regarding this building.

Tile

The applicant provided an exhibit showing his proposed changes to the exterior decorative wall tiles along Chapel Avenue. Replace porcelain tile on outside of the building with the proposed matching tiles for the dining room.

Fence

He proposes an open fence on back wall sidewalk to hide the garbage but open on both sides. The applicant asked what type of fence and requested it be drilled into the concrete.

Commission members suggested flat square top fence same color as the building – 4 foot. Again, this is not historic. Mr. Asselta stated HPC can approve the aesthetic of the fence, but a fence may also need other types of approvals. 4 feet will be the maximum height, the width can be discussed. Ms. Wuebker confirmed that a zoning permit would be required for fence, but he would not have to come back to HPC.

Paint

Applicant would like colors of current building to be narrowed down to 3 colors including the new red roof black and almond. There are various shades of colors at this time and applicant wants consistency. The proposed colors are Benjamin Moore Historic colors (HC-43, Tyler taupe, HC-190 black, and AF-290)

Curtains and Outside Patio

The applicant proposes black and white stripe entrance curtains when people walking in and the side where the enclosed patio, as shown in the exhibit. Curtains can be open and closed depending on weather. Ms. Wuebker advised she went to visit the proposed patio area b/c Chapel is high traffic area. There is a wall that encloses the outside patio area; this was approved in zoning permit.

Ms. Wuebker reminded the applicant to pull any required electrical permits for the lighting, if needed. Mr. Waldron suggested timers for outside patios.

Windows

The existing colonial- style windows do not operate. During recent rain storm, the front corner of the building got wet. It isn't clear if coming from recently replaced roof, the vent area on the building, or the windows. The Applicant's contractor thinks it may be the windows. The Applicant proposes to replace them with accordion-like open air windows, provided the owner will continue to agree to pay half, as previously approved by owner.

Miscellaneous

Mrs. Fischiono was sworn in. Both the Mr. and Mrs. Fischiono advised of their frustration with owner and the approval of previous work as there is a leak and numerous issues in the building. The applicant who is the renter already invested over \$30,000. Applicant advised he was worried about fire and safety. Ms. Wuebker advised that the construction official will conduct an inspection. HPC members showed empathy but Mr. Ruilova advised this was out of the jurisdiction of the HPC. Mr. Ruilova suggested the applicant review his lease. The members of the commission wished the applicant and his spouse luck however emphasized most of their issues were out of our jurisdiction.

Motion

Mr. Waldron made a motion to approve the application as discussed, and recorded already, including the paint, the tile, the window, the signage, the lighting and the fencing, drapery and outdoor seating in the patio area, and the signage lighting. Mr. Ruilova seconded the motion. All were in favor.

7. **PUBLIC COMMENTS.** There was no public present.
8. **PROFESSIONAL COMMENTS.** Mr. Asselta suggested the applicant review the signage for restaurants. Also, he advised the applicant to talk to the owners and get the proper permits, if needed, for any of the proposed work.
9. **BOARD COMMENTS.** The board members did not have any comments.
10. **ADJOURNMENT.** Mr. Ruilova made a motion to adjourn, which was seconded by Mr. Waldron. All members voted in favor. The meeting adjourned approximately 8:30pm.