

**Historic Preservation Advisory Commission Meeting  
Regular Meeting of August 20, 2018 7:00 pm**

The regular meeting of the Historic Preservation Advisory Commission took place on the above date. Chairman Dennis Becker read the Open Public Meetings Act and requested Commission Secretary Mrs. Citterbart to call the roll. Commission Secretary Mrs. Citterbart stated there was a quorum.

**OATH OF OFFICE**

Dennis Becker, Class C

**Members Present:** Mr. Porter, Mr. Kaplan, Mrs. Schulte, Mr. Talty, Mr. Becker

**Professionals Present:** Ms. Caldwell

**Excused:** Mrs. Diglio

**Absent:** Ms. Baldini

**FLAG SALUTE:** was recited.

**CONSIDERATION OF MINUTES:**

**January 16, 2018**

**Mr. Kaplan made a motion to accept the January 16, 2018 minutes. Mrs. Schulte seconded the motion.** The minutes were approved with a unanimous "aye" vote.

**AYE:** Mr. Kaplan, Mrs. Schulte, Mr. Talty, Mr. Becker

**NEW BUSINESS:**

SAK Associate, LLC (#HPC-01-2018)  
Block 7.05, Lot 9  
18 Church Street  
T-6 Zone

The applicant is proposing exterior façade replacements.

Sworn in: Robert Hemmer

Mr. Hemmer stated: There are currently metal windows and most don't work. The heat gain is phenomenal in the summer. We are going to replace them with Pella 350 windows. We will match them to the front part of the building and infill with brick that will match as close as possible.

Mrs. Schulte questioned: Will it have the traditional panes?

Mr. Hemmer stated: Yes.

Mr. Becker questioned: Will you get started soon?

Mr. Hemmer stated: We would like to. Otherwise we will have to put it off until April.

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**Mrs. Schulte made a motion to approve the application. Mr. Porter seconded the motion. The application was approved with a unanimous "aye" vote.**

**AYE:** Mr. Porter, Mr. Kaplan, Mrs. Schulte, Mr. Talty, Mr. Becker

Sussex County Community College – Section 31 Review  
McGuire Chevrolet Facility  
Main Street/Route 206

Glenn Kienz, Esq. of Weiner Law Group presented the SCCC Section 31 Review. Mr. Kienz presented the proposed Phase 1 plan which includes changes to the façade. These changes include a new name up, a new entranceway, overhangs, and landscaping. What you need to know and hear is that we have been having discussions with the Town of Newton and we have a series of meetings that are being set up because Newton had a vision for the Redevelopment area and we are trying to do this as a joint partnership with the Town and possibly some private redevelopers. The Freeholders will also be involved in it.

Mr. Kienz introduced President Connolly and Chris Wolverton of HQW Architects.

Ms. Caldwell explained why it's a Section 31 Review under the Municipal Land Use Law. Because the College is part of the County they are under a different type of jurisdiction so they come in for a different type of review under the Planning Board. They are coming to the Historic Commission for a Courtesy Review to take comments, ideas, and thoughts.

Mr. Becker questioned: When will you be starting the work?

Dr. Connolly stated: That depends on the Freeholders. Right now we have a lease and we would like to start while we are leasing. We would like to get in before the winter weather comes. Especially the landscaping is best to get done in the fall. We would rather not do the façade-sign until we find out that the sale is a go. We would like to do the new facing sooner rather than later. It is part of Phase 1A. We want to get the students in there learning, getting landscaping done and the face done.

Mr. Kaplan questioned: Are you taking over the entire McGuire property?

Mr. Kienz stated: We have a contract for the entire site. Where we lined up 12 months from now is dependent upon the conversations we have with Newton. We are trying to put together an overall master plan, not only for this site but for other sections that would be involved in it. So the answer is yes.

Mr. Kaplan questioned: Will there be separate security?

Dr. Connolly stated: Yes. It will be integrated security. We will have wireless security cameras. After the lease is done they will be hardwired. A lot of our security relies on the Newton Police Department. We will have patrols there as needed.

Mr. Kaplan questioned: Will there be parking permits and traffic?

Dr. Connolly stated: The permits will be similar to what's on campus. How we utilize that space is a matter of conversation with the Town of Newton. We want to get that right.

Ms. Caldwell stated: We are looking to maximize the parking between the College, the Town and the public. I think everyone is on-board with trying to do shared spaces when possible.

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Mr. Kienz stated: Traffic flow will also be discussed.

Ms. Caldwell stated: I don't think it will cause too much traffic.

Mrs. Schulte questioned: With the culinary section, will they be serving food to the public?

Mr. Kienz stated: Yes. It will be open to the public. It is not just student dining. The College has hired a chef who is skilled and has a pedigree. It will be real dining and real food. The students will be taught to do it.

Mr. Porter questioned: I see canopies. Are they canvas? Will they have a roof on them?

Mr. Wolverton stated: They are sunshades. They provide protection from the weather. They will not have a roof on them.

Portion opened to public.

1<sup>st</sup> Public: Wayne McCabe, President of the Historic Society. He thinks it is a fine idea.

No more public stepping forward. Portion closed.

Mr. Talty questioned: Has anyone thought of the traffic?

Dr. Connolly questioned: Was a traffic study done when you did the Redevelopment Plan?

Ms. Caldwell stated: Not really. We did one when we did the Master Plan though. I think traffic can be handled on this site. The key thing on the Town's side is we want the property to be maximized. We are working with the College to see what can be done. There is additional space that goes really far back. We want to see if there is an opportunity for a mixed-use building, or student housing, maybe parking. We want to maximize the space so we can have the best impact on the Town. It will have a positive benefit on the Town by bringing the students in and having a culinary restaurant.

Commissioners expressed a lot of support. No recommendations.

Mr. Kienz requested for the Commission to find what is proposed in Phase 1 that it is consistent with good maintenance of the historic aspects of the building.

Mrs. Schulte questioned Mr. McCabe: What is the historic significance of this property?

Mr. McCabe, County Historian at 125 High Street, Newton, stated: It was built in 1915 and an independently constructed auto dealership in the Town. If you look at the architecture of the building it had a Spanish Revivalist style façade. It has remained intact for over 100 years as originally constructed. An addition was put on the back. So it's part of the evolution as it expanded. The proposed expansion by McGuire at one time included the demolition of the Academy building. I'm glad we were able to stall that in the long run. I think this plan will be a real attribute for the building.

**Mr. Becker made a motion to approve the current work being done by SCCC on the McGuire property and the Newton Historic Preservation Commission is in agreement with the plans you**

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are making right now. Mr. Kaplan seconded the motion. The application was approved with a unanimous "aye" vote.

**AYE:** Mr. Porter, Mr. Kaplan, Mrs. Schulte, Mr. Talty, Mr. Becker

Trenton Historic Office Visit

Ms. Caldwell stated: We met with the State. They prefer that the Historic Commission meet four times a year. If we don't have any business we can do training. We discussed having Mr. McCabe in to do training as he is a great resource. We are required to have training at least once a year.

Mr. McCabe gave the Commission a list of workshops to choose from for 2018. The Commission will hear about Rehabilitating historic storefronts. Training was discussed. ADA compliance to be a future topic.

Mr. McCabe stated: I would like to suggest that next year, when the CLG Grants come around you discuss what you want to do so there is enough time to plan something. There is a host of things to do with CLG money. It is all planning.

Ms. Caldwell stated: Maybe we could look at updating our surveys.

**OLD BUSINESS:**

None

**CORRESPONDENCE:**

None

**OPEN TO THE PUBLIC:**

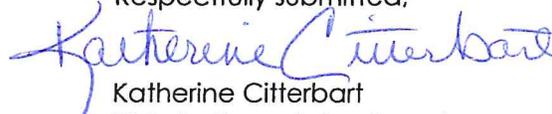
None stepping forward.

**ADJOURNMENT:**

**Mr. Kaplan made a motion to adjourn the meeting. Mrs. Schulte seconded the motion. The meeting was adjourned with a unanimous "aye" vote at 7:50 PM.**

The next regular scheduled meeting will be held on September 17, 2018 at 7:00 PM in the Council Chambers of the Municipal Building.

Respectfully submitted,

  
Katherine Citterbart  
Historic Commission Secretary