

**HOPE TOWNSHIP  
HISTORIC PRESERVATION COMMISSION  
April 13, 2015**

The meeting was called to order by the Chairman, Robert May

***OPEN PUBLIC MEETINGS ACT:***

The secretary read the "Open Public Meetings Act" Under the provisions of the "Open Public Meetings Act", adequate notice of this meeting has been provided by publishing notice in the Express Times and Star Gazette and by posting notices in the Hope Post Office and on the Township Bulletin Board all on March 13, 2015 and March 20, 2015 respectively.

Present at this meeting were: Chairman, Robert May, Vice Chairman, Gerry Manger and Members: Mary Billow, Emily Brown, Verity Fox, Jane Guthrie. Absent were members: Lacey DiTondo, Henry Morgan and Julie Steven.

**MINUTES** The minutes of the meeting of March 9, 2015 have been distributed to the members prior to this meeting. Chairman May brought up the fact that the date on the minutes that the meeting was advertised indicated a date that was after the date of the meeting. The secretary noted that the advertised date should have read "March 6<sup>th</sup>, 2015". A motion was made by Billow, seconded by Fox to approve the minutes as amended. By voice vote, all were in favor.

The members looked at the copy of the sign ordinance that was included in the agenda packet. It was discovered that one page was missing. The secretary noted that somehow, her copy had that page but the other copies did not. The secretary will correct that for next month.

**APPLICATIONS #15-02 335 High St., Block 2100, Lot 900 – Kirk Perez.** This application was for renovations being done on the building. Mr. and Mrs. Perez were present at this meeting.

Mr. Perez addressed the Commission by explaining who they were, that they currently lived in Little Ferry but had built a house on State Park Road and were planning to move into the home and open a toy store in the old Udell building. He explained that they would like to be part of the community.

With regards to the work that will be done on the property:

- Both chimneys will be coming down.
- The roof will be replaced with a dark black (charcoal) Timberline product (Mr. Perez had a sample to show the Commission).
- A brief discussion was held with Mr. Perez about the yews along the sidewalk. Mr. Perez noted that he didn't particularly care for them but had no plans to change them at this time.
- The bump-out on the left side of the building (facing Bob Berry) will have the windows removed (Mr. Perez explained that it is the area where the cash register would be located and it is not wise to have windows behind

the register) and replaced with siding that would be painted the same color as the building. He added that the door, located in that same area would remain. The applicant was asked if he had considered interior shutters for those windows. He indicated that he had not.

- Mr. Perez noted that he was required to put the handicap ramp in the back of the building. The Commission informed him that they have no jurisdiction over that particular portion of the project.
- The door on the back of the building would be replaced and Mr. Perez explained that he would try to replace it with a door of exactly the same type, material and color.
- Signs – The secretary showed the Commission members the color pictures of the signs that are being proposed. Mr. Perez was informed that he would be allowed to put a sign on the front of the building and the side of the building. As far as signs hanging out away from the building and signs at the driveway entrance, he would have to get that information from the zoning officer. Mr. Perez was also cautioned by the Commission members that there could be no sandwich board signs in the sidewalk areas. Mr. Perez asked if he could replace the wood for the sign on the side of the building? He noted that the wood is rotted and needs to be replaced. The commission members assured him that he could.

A brief conversation followed regarding the business that is being planned for that property. Mr. and Mrs. Perez explained that they are hoping to open sometime in July and that they are planning to be closed on Mondays and Tuesdays and open Wednesday through Sunday. Mr. Perez also indicated that he would be opening an art gallery on the second floor. In addition to the opening of the store, the Perez's will be launching a website as well for additional sales.

A motion was made to approve Application #15-02 by Fox, seconded by Guthrie. Roll Call: Brown-yes, Guthrie-yes, Fox-yes, Billow-yes, Manger-yes, May-yes. The approved application was signed and sealed by the chairman.

Applications at deadline and correspondence were briefly reviewed. There were no outstanding items for discussion.

The secretary noted that a new ordinance was introduced regarding sidewalk maintenance. There will be a hearing for the ordinance at the Township Committee meeting on May 13<sup>th</sup>, 2015.

**ADJOURNMENT** There being no further business before the Commission, a motion was made by Manger, seconded by Fox to adjourn the meeting.

Respectfully Submitted,

Linda Gabel, Secretary