

**HOPE TOWNSHIP
HISTORIC PRESERVATION COMMISSION
May 13, 2013**

The meeting was called to order by Commission member, Mary Billow, in the absence of the Chairman and the Vice Chairman.

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 "Star Gazette" and by posting notices in the Hope Post Office and on the Township Bulletin Board all on February 1, 2013.

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

MINUTES The minutes of the meeting of April 8, 2013 have been distributed to the members prior to this meeting. A motion was made by Steven, seconded by Fox to approve the minutes as submitted. By voice vote, all were in favor.

APPLICATIONS 13-04, Block 3400, Lot 1100 313 Johnsonburg Rd., The Inn at Millrace Pond. Present for the applicant was the Inn Manager, Sue Ann Hansen and attorney Marvin Fish. Mr. Fish introduced himself and told the group that even though he was the Putkammer's attorney, he was present tonight as a friend. He noted that there have been problems in the past with previous managers but that the new manager (Hansen) is capable, cooperative and is succeeding. He apologized for the banner that was hung without prior commission approval.

At this point, the discussion moved on to the application(s). The one application was for approval to extend the brick patio into the small grassy area. Hansen noted that the edge of the brick patio needs to be repaired so she would like to extend the patio right across into small grassy corner area. She will be using old brick so that the patio will look the same. Billow noted that Fish would have to sign the application as the Putkammer's attorney for the applicant since Hansen is not the current owner. Fish proceeded to sign both applications.

A motion was made by Koeppen, seconded by Fox to approve this application. Roll call: Koeppen-yes, Fox-yes, Steven-yes, Billow-yes. The approved application was signed and sealed by Billow

13-05, Block 3400, Lot 1100, 313 Johnsonburg Rd., The Inn at Millrace Pond. This application is for approval for new signs to be placed on, around the Inn building. The commission reviewed the new signs for the sides of the Inn building on the corner of Millbrook and Johnsonburg Roads. The signs will be cream and maroon in color. The commission members questioned Hansen about the sizes

and placement of the signs. Hansen noted that the size of the signs were within the guidelines required by the sign ordinance.

After this discussion and prior to the vote on these signs, Hansen asked the commission for their suggestions as to lighting. A lengthy discussion was held about different types of lighting. All agreed that the wall wash of lighting, like the bank has, is very attractive but Hansen reminded everyone that there were sleeping rooms behind each window so lights coming through the windows would not be reasonable. Hansen is investigating various types of lighting and will get back to the commission once a decision is close to being made.

A motion to approve the signs for the sides of the building was made by Fox and seconded by Steven. Roll Call: Koeppen-yes, Fox-yes, Steven-yes and Billow-yes.

The discussion then switched to the subject of the banner that was being used to advertise the Thursday night Prime Rib and Piano. The location of the banner was discussed at length. The option of hanging it on the fence, on the building or putting it out (freestanding) on the corner. The pros and cons of each option were discussed. Hansen noted that the temporary banner can, by ordinance, only be up for something like 90 days a year. It was discussed that the banner could be put up and taken down each week to total 90 days throughout the year. The option of the free standing sign in the grass area might be a better option for the Inn – it would be more visible from both roads.

A motion was made to approve the banner on the grass area on the corner of Millbrook and Johnsonburg Rd. by Fox, seconded by Koeppen. Roll Call: Koeppen-yes, Fox-yes, Steven-yes, Billow-yes. The approval for the banner is being included on the sign application # 13-05. The approved application was signed and sealed by Billow.

13-06 Block 1700, Lot 1500, 409 Blairstown Rd., Dan Janela. This application is for approval for a metal roof to be placed on the barn at the back of the property behind the rental unit. A piece of the metal to be used was available for the commission members to look at. After a brief discussion about the property and the barn a motion was made by Koeppen, seconded by Fox to approve the application. Roll Call: Koeppen-yes, Fox-yes, Steven-yes, Billow-yes.

12-02 345 High Street, Nancy Treible. The light fixture for the front of the house was reviewed and all agreed that it would be a nice addition to the renovated house. A motion to approve this application was made by Fox, seconded by Steven. Roll Call: Koeppen-yes, Fox-yes, Steven-yes, Billow-yes. The approved application was signed and sealed by Billow.

VOUCHERS: A motion was made to approve the voucher for the 2013 membership dues for the National Trust for Historic Preservation \$100.00. By voice vote, all were in favor.

OLD BUSINESS Koeppen brought up the subject of Truck Traffic and noted that he has been taking pictures of the large trucks coming through the village. He's sending the pictures to a friend of his who is a State Police Park Ranger who will be forwarding them on to the NJDOT. The secretary noted that there was a file here at the municipal building on the Truck Traffic issue. Fox indicated that Alice had quite a file set up. The secretary offered to take that file to keep at the Municipal Building when she was ready to get rid of it.

CORRESPONDENCE: The outgoing correspondence that was written to the Roncoronis regarding the propane tanks on the corner of 521 and Foundry Rd. A discussion was held about the outcome of that letter – that being the finger pointing of other outstanding violations in the village. It was suggested that the other outstanding violations be followed up on by the zoning officer and also the letter be reworded to sound nicer (ie: "... in these economic times we are aware need to make everything as aesthetically good as possible"). The possibility of speaking with the owners directly and asking them to voluntarily place some plantings around the tanks was also discussed. It was also noted that Liquori's gas station should be addressed as well. There is a lot going on there and the thought was that perhaps the zoning officer should make a visit there and see how many violations are currently going on.

ADJOURNMENT There being no further business before the commission a motion was made by Fox, seconded by Koeppen to adjourn the meeting. By voice vote, all were in favor.

Respectfully Submitted,

Linda Gabel, secretary