

**HOPE TOWNSHIP
HISTORIC PRESERVATION COMMISSION
December 9, 2013**

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 "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: Chairman, Robert May and members: Lacey DiTondo, Verity Fox, and Darren Koeppen. Absent was the Vice Chair, Gerry Manger and members: Mary Billow, Jane Guthrie, Henry Morgan and Julie Steven

MINUTES The minutes of the meeting of October 21, 2013 have been distributed to the members prior to this meeting. A motion was made to approve the minutes as submitted by DiTondo and seconded by Koeppen. By voice vote, all were in favor with Fox abstaining.

APPLICATIONS 13-14: 30 Millbrook Rd., Century Link. A representative of Century Link, Michael Margulies, was present at this meeting. Mr. Margulies proposed a fence to be constructed around the back of the building. The purpose of the fence is to protect the generator that is being placed there. The proposed fence would be chain link – that is the standard for Century Link and it is transparent, would not block the view. The commission members were not please with this proposal. May questioned whether Century Link had other buildings with this type of fence in other towns with Historic District regulations. Margulies did not not know. He proposed as a "plan B" a wooden-look stockade type fence.

A lengthy discussion took place during which the Commission members discussed with Mr. Margulies the position of the fence, the location, the fencing material and the noise of the generator. The possibility of putting up a stockade-type fence with fast growing plant material (trees, shrubs, vines) on the outside of the fence to soften/hide the fence. It was noted that this would also buffer the noise from the generator. It was also noted that the gate – the only entrance into the fence area was located back, away from the building. No plant material could be planted in the gate area in order to maintain access to the area inside of the fence. It was suggested that the gate be moved closer to the building so that the plant material will look as though it goes all the way around.

Fox mentioned that Billow is the one most affected by this project and she did not feel right about the commission approving something without Billow's input. More discussion followed about the possibility of using the wooden stockade-type fence with staggered plant material on the outside. A decision was agreed upon with Mr. Margulies, that the Commission could approve an alternate plan, present

that to Mrs. Billow and based on her feelings pass it accordingly. A couple of commission members offered to drop by at Mrs. Billow's home and make the presentation to her to get her opinion. Mr. Marguiles noted that Century Link is anxious to get started on this project. It was noted that we could preliminarily approve the alternate plan which will be finalized upon Billow's approval and signed and sealed by the Chairman at that time. Marguiles was agreeable to that.

The question was then raised whether the new driveway next to the building was approved by the zoning officer and received approval from this commission as well. It was noted that no approval was received from this commission but the secretary will check with the zoning officer about the construction of the new drive. It was also noted that there was HUGE stone in that new drive, not the normal driveway stone. While they were on the topic, the commission members asked Marguiles to check with Century Link about the drive and also if they would be agreeable to making some changes to the façade of the building itself to soften it, make it more in keeping with the historic nature of the village area. The idea was perhaps to plant the arborvitae or holly around the front of the building as well.

Marguiles took some time to change the application to include all of the new conditions for approval. He agreed to take this proposal back to Century Link and have them agree to / sign the amended application. The new, amended, application would also be presented to Billow for her approval before approval was granted to Century Link to continue with the implementation.

At this point, a motion was made by DiTondo, seconded by Koeppen to preliminarily approve the plan to use a woodgrain 8' tall stockade-type fence around the back of the building, surrounding the generator, with the gate area moved closer to the building and with staggered 8' deer resistant plant material around the outside of the fence area and carried over to the front of the building to soften the look of the building. This application is subject to approval by Billow. Roll Call: DiTondo-yes, Koeppen-yes, Fox-yes, May-yes.

It was remarked that the representative for Century Link should come back to the Commission with answers to all of the Commission's questions. Marguiles agreed.

OLD BUSINESS Identification Marker Ordinance – DiTondo noted that she and several other members of the Commission attended the Township Committee meeting where the identification marker ordinance was introduced. The Commission members reviewed the proposed ordinance and a couple of items were of some concern: 1) the colors of the identification marker signs proposed are black and white. It was suggested that perhaps the green / maroon color scheme would look much better; 2) the white wooden pole that is proposed might look better if replaced by antique-looking metal poles with the identification markers hanging off pointing in the direction of the businesses. DiTondo noted that the ordinance is scheduled to be passed at the next Township Committee meeting which will be held this coming Wednesday. DiTondo offered to attend the meeting on behalf of the HPC. The chairman asked if the secretary could send

the Township Committee a letter, prior to Wednesday's meeting. The secretary agreed to be sure that was done.

It was also noted that according to the ordinance that the sign posts would be set back from the corner of the road to alleviate the possibility of site obstruction. It was remarked that the sandwich board signs are more of a site obstruction for traffic than these posts and signs would be.

Just as a point of interest – the address of the Century Link building is Walnut St., not Millbrook Rd. as stated on the application. That change will be made.

A question was raised about the banners being put up at the Inn. What started out as approval for banners advertising Prime Rib Thursdays has become banners for any and everything going on there.

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

Respectfully Submitted,

Linda Gabel, secretary