

Borough of Freehold
Historic Preservation Commission
Agenda No. 20-04
July 27, 2020

The Freehold Borough Historical Preservation Commission will hold a Video Conferencing Remote Meeting on Monday, July 27, 2020 at 7:00 PM in accordance with the New Jersey State of Emergency Declaration.

1. Call to Order and statement of compliance with the Open Public Meetings Act. Adequate notice of this meeting has been provided by posting a copy of public meeting dates on the municipal bulletin board and by sending a copy to the Asbury Park Press.

2. Roll call of members and consultants:

Gregory Clark
Barbara Wagner
Kevin Coyne
Brienne Kozlowski
Mark Costanzo
Councilman Adam Reich

3. Approval of minutes from the meeting of June 22, 2020 (See attachment I).
4. Application HP-2020-005. Applicant Freehold Bank. Location 68 West Main Street. Request for signage. (See attachment II)
5. Old Business
6. New Business.
7. Adjournment.


Dominica R. Napolitano
Planning Board Secretary
July 23, 2020

ATTACHMENT I

Minutes of the Video Conferencing meeting of the Historical Preservation Commission was held Monday, June 22, 2020 at 7:00 p.m.

Brianne Kozlowski called the meeting to order a statement of compliance with the Open Public Meetings Act. Adequate notice of this meeting has been provided by posting a copy of the public meetings dates on the municipal bulletin board and by sending a copy to the Asbury Park press.

Roll Call

Present: Clark, Wagner, Coyne, Kozlowski, Costanzo
Absent: Loring, Burges

Councilman Reich and Matthew Young were also present.

Approval of Minutes: Approval of minutes for January 27, 2020 and February 24, 2020 Ms. Kozlowski made a motion to approve the minutes as submitted. Motion was seconded by Mr. Coyne.

61 West Main St: Ms. Kozlowski informed that she had a look at the application and she sees a wood on wood sign. White wood letters with natural wood background with three gooseneck lights. And as per Mr. Young it is within code. Her only question is on the font. Mr. Young asked Chris D'Alessio who is the operations manager and was present about the font. Councilman Reich informed that it is on the paperwork. He stated that it informs the font will be ivory white poster. Ms. Kozlowski informed that she likes the sign and she thinks it's nice. None of the other members had a problem with the sign. Ms. Kozlowski made a motion to approve as submitted. Motion was seconded by Mr. Clark.

Roll Call:

AYES: Clark, Wagner, Coyne, Kozlowski, Costanzo
NAYS:
Absent: Loring, Burges
Abstain:

26 East Main St: Ms. Kozlowski informed that the sign is a fabric background with vinyl lettering. It's a branded logo so she has no issues with it. Ms. Kozlowski asked if there would be any lighting for the signage. Laurie O'Kane informed that she would like to do the gooseneck lighting as well. Councilman Reich asked Mr. Young if the committee could talk about the lighting and approve it now. Mr. Young informed them that it doesn't need to be on the plan and he doesn't see why the commission couldn't take recommendations now so Mrs. O'Kane wouldn't have to come back. Mr. Coyne informed that they should specify how many. Mrs. O'Kane informed them that three. Mr. Costanzo asked Mr. Young if there was a standard amount of lights per size of the sign or if it just varied. Mr. Young informed him that there is no regulation for that but he would suggest that the applicant matches what the other neighboring store fronts are doing. Ms. Kozlowski stated that she will make a motion to approve the application with the future possibility of three gooseneck lights to match the store front. Mr. Clark asked if the awning will be new on and existing frame or if it would be an entire new frame. Because he remembers that frame was approved and it was a slightly different shape. Mr. Young informed him that if he sees his packet he will see it's a brand new frame. Motion was seconded by Mr. Clark.

Roll Call:

AYES: Clark, Wagner, Coyne, Kozlowski, Costanzo
NAYS:
Absent: Loring, Burges
Abstain:

25-4 Broad St: Ms. Kozlowski informed that she looked at the application and it's her understanding that it was a back lit sign and it can continue to be one. Sign also match the surrounding signs. Mr. Young informed that the signage started out as a red vinyl panel with yellow graphic and white letters. But being that he wanted more conformance with the surrounding signage he had the applicant change it to a white

vinyl panel which matches everything. So he thinks the red letters should be okay. Ms. Kozlowski informed that it doesn't really vibe with the rest of the Historic Downtown but it does go with the strip mall. None of the other members had any issues with it. Ms. Kozlowski made a motion to approve as submitted. Motion was seconded by Mr. Coyne.

Roll Call:

AYES: Clark, Wagner, Coyne, Kozlowski, Costanzo

NAYS:

Absent: Loring, Burges

Abstain:

Vote to Formalize 2019-2020 Historic District Building Survey: Ms. Kozlowski asked the members if any of them had any questions on how to use the document or any of the information in it. She also asked if the members are ready to pass it forward to the powers that need to get other eyes on this and help guide the center core project for the historic district. Mr. Coyne informed that he has one significant highlighted gap. He informed that the information is in the book that he lend to her. He informed that it the Broad St School. He informed that he wanted to get the date in there. The other is 22 Court St which historically is not an address but a parking lot. 39, 41 and 43 Court St were also highlighted and they were all private homes. Mr. Young informed Mr. Coye that the 22 Court St was Carl Steinberg's building and he changed it to 22 Court. Mr. Young informed that he thinks the original was 21 West Main St rear. More discussion about the 22 Court street and the parking lot continued. Ms. Kozlowski informed that they have to decide what the classification will be. Mr. Coyne stated that they should make it contributing and he will try and find out what it is. Ms. Kozlowski informed that her goal is that this will be a working document because as things happen they may want to include additional information. Mr. Young stated that they will probably take an annual review of the buildings and their classifications. He informed that they can classify a building one way tonight but down the road re-classify it. Ms. Kozlowski informed him that yes but she thinks they would have to work with whoever would give the commission permission to say that they are going to review the survey at some point. She thinks that this initial draft is going to be presented to the Mayor and Council in their next meeting. She was hoping that they can meet in person and tell them about what the HPC has done but she doesn't know what's going to happen now due to COVID. Ms. Kozlowski stated that if the HPC can get on the Mayor and Councils call and tell them about what they've done. Councilman Reich stated that he doesn't see why Ms. Kozlowski can't get on the agenda for the council meeting. Mr. Young suggested that Ms. Kozlowski send a letter with the list to Mr. Gallo and then Councilman Reich can brief everyone. Mr. Coyne asked the members if anyone would like to discuss any of the non-contributing ones. Mrs. Wagner stated that she came up with some. Like where Cozmo's is now. At one time it was a Sherwin Wayne's paint store in the 60's. She informed that 26 East Main was a liquor storage room for the American Hotel until 1980. Sherman Pontiac was at 31 east Main before WT Grant. Mr. Coyne stated that those things can be added to the notes. His question is really what they are adding to what contributing or non-contributing. If the HPC says a building is non-contributing they are saying you can do what you want with it and they want nothing to do with it. He wants to make sure everyone is on board. Mr. Young informed Mr. Coyne that whatever they say is non-contributing he will no longer be giving it to them for review. Mr. Coyne stated that that's exactly why he is saying this. Mrs. Wagner stated that she thinks they should reflect on the list. Mr. Coyne explained that the HPC can't just arbitrarily say something is contributing. They have to give a reason for it. So that's something they really need to discuss. Ms. Kozlowski stated that frankly she feels that they have dealing with this for a very long time. She's been sending copies of this and copies of this and she's very disappointed that they are unprepared for this meeting. She asked how much longer they needed. She stated that if they want to do it another month they can do it another month but she wants them all to know she's really displeased by it. More discussion about the survey and the property classification continued. Mr. Coyne stated that he does not think they should wait another month. He stated that they've had this already and they've already went through them and made their decisions. And he would suggest that if someone has a property they were really wrong on they say that in their presentation to the council. Councilman Reich stated that he thinks that's the best course of action for right now. Ms. Kozlowski made a motion to formalize the 2019-2020 Historic District buildings. Motion was seconded by Mr. Coyne.

Roll Call:

AYES: Clark, Wagner, Coyne, Kozlowski, Costanzo

NAYS:

Absent: Loring, Burges

Abstain:

Old Business: No old business at this time.

New Business: No new business at this time.

Meeting was adjourned 7:41 p.m.

Respectfully,

Sharon O'Conner

ATTACHMENT II

Freehold Borough Historic Preservation Commission
Sign Review Application for a Certificate of Appropriateness

1. **Property Information:** Address: 68 West Main St. Block: 72 Lot: 1.01

Historic Name (If Known) _____

Owner's name: Freehold Bank

Address: 68 West Main St

City: Freehold State: NJ Zip: 07728

Email: barcoled@myfreeholdbank.com Phone: 732-462-6700 Fax: 732-431-0429

Year built (If Known): _____ Architectural style (If Known): _____

a. Type of Building: Commercial Industrial Religious
 Residential Public
 Mixed Use (state types) _____

b. Is this a multi-tenant building? NO If yes, How many? _____

c. What are the existing uses of the property? (Types of businesses) Bank

d. Total number of proposed signs: 11

e. Type of sign: awning projection wall Other See Drawings

f. Total square footage of each proposed sign: See Attached

g. Type of material to be proposed (Wood, metal, fabric, etc.) plastic, metal

2. **Applicant Information:** Name: Hub Sign & Crane Company: _____

(Circle one below)

Owner

Address: 67 Wood Ave

Tenant

City: Mantoloking State: NJ Zip Code: 07726

Email: service@hubsign.com Phone: 732-252-9090 Fax: _____

3. **Contractor Information:** Name: Hub Sign & Crane Company: _____

Address: 67 Wood Ave

City: Mantoloking State: NJ Zip Code: 07726

Email: service@hubsign.com Phone: 732-252-9090 Fax: _____

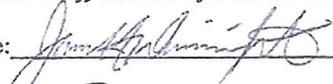
SIGN REVIEW CHECKLIST AND SUPPLEMENTAL APPLICATION MATERIALS

A complete application must include the following items. They should be attached to this form. Photos and drawing must be in color. Applications without the following information will be deemed incomplete and will not be scheduled for review. Please return 15 color copies of the application packet and support materials to the Historic Preservation Commission office at 51 W. Main Street.

- 1. A Scaled drawing of the proposed sign(s). (8 1/2" - 11" shop drawing that clearly indicate all dimensions and total square feet.)
- 2. A Drawing/ rendering of the proposed sign(s) and current condition. (8 1/2" - 16" color side by side of the current condition and proposed changes.)
- 3. Color photos of the building and adjoining buildings. (different angles and all side of building)
- 4. Samples and support material for the materials to be used. (Recommended).

Please refer to the following ordinances and reference materials for details concerning design guidelines. The *Freehold Borough Sign Ordinance* at Chapter 15.16; the *Freehold Center Core Redevelopment Plan*, and the *Freehold Borough Historic Preservation Commission Ordinance* at Chapter 2.114; *Color chart*; and *Font List*.

I affirm that I am the owner of the above listed property or the authorized agent of the owner of the property and certify that the information entered is both correct and true to the best of my knowledge.

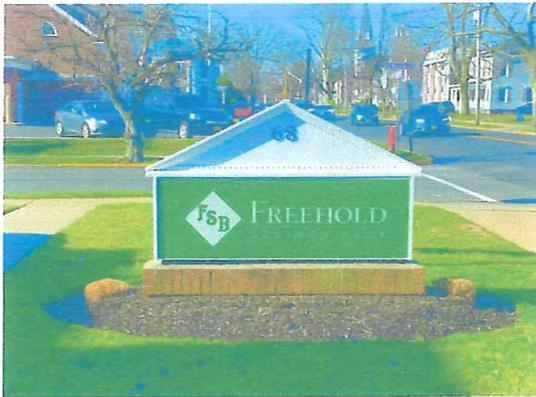
Signature: 

Date: 7/14/20

Printed Name: James H. Wainwright

OFFICIAL BUILDING AND CODE DEPARTMENT USE ONLY	
Date received: <u>7/14/20</u>	Date forwarded to HPC: <u>7/15/20</u>
Reviewed under ordinance(s): <u>18.07 FCCRPA</u>	
Conforms to ordinance(s): <input type="checkbox"/> YES <input type="checkbox"/> NO	
If no, What are the non-conformities? _____	
<u>Existing Signage Replacement for</u>	
<u>Name Change like for like.</u>	

EXISTING 2'x6'

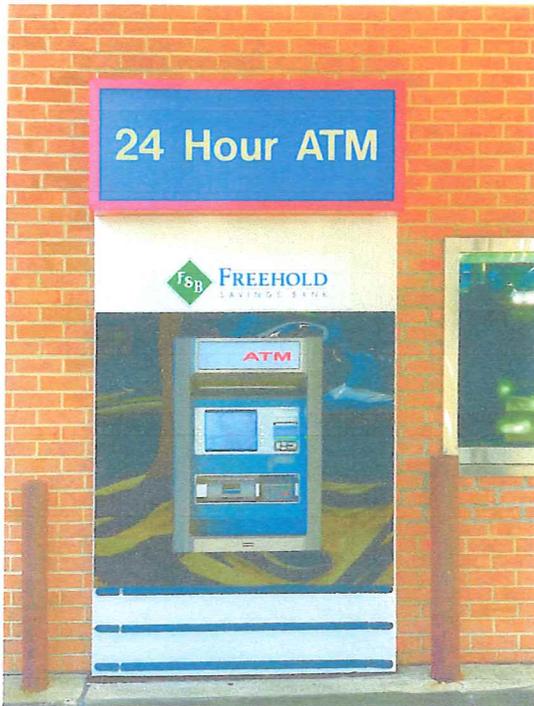


PROPOSED 2'x6'



68 West Main St.

2' x 60"



2' x 60"



68 West Main St.

All 15" x 30"

All 15" x 30"

EXISTING



PROPOSED NEW



EXISTING



PROPOSED NEW



EXISTING



PROPOSED NEW



EXISTING



PROPOSED NEW



EXISTING



PROPOSED NEW



EXISTING



PROPOSED NEW



68 West Main St.

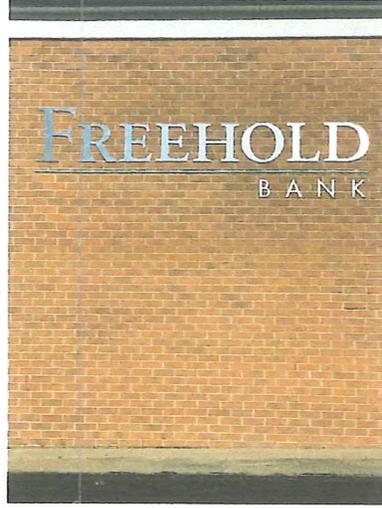
19"

EXISTING



19"

PROPOSED NEW



15" x 18"

EXISTING



15" x 18"

PROPOSED NEW



EXISTING



PROPOSED NEW



68 West Main St.

15" x 18"

15" x 18"