

TOWN OF DOVER HISTORIC PRESERVATION COMMISSION

- Paul McDougall
- Robert Wagner
- Michael Murray
- Rafael Rivera
- Linda Mullin

COUNTY OF MORRIS
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- William Shuler - Alternate I
- Keith Titus - Alternate II
- Paula Mendelsohn - Secretary
- Peter King Esq. - Commission Attorney
-

MINUTES March 10, 2025

CALL TO ORDER: Chairman McDougall called the meeting to order at 7:52pm

ROLL CALL:

PRESENT: Commissioners Rivera, Mullin, Shuler, Titus, Chairman McDougall

ABSENT: Commissioner Murray and vice Chairman Wagner

ALSO PRESENT: Paula Mendelsohn, Board Secretary and Nikki Barr, representing the board Attorney Peter King,

PLEDGE OF ALLEGIANCE was recited by all.

ADEQUATE NOTICE OF MEETING

MINUTES: Chairman McDougall announced that there were no minutes to be approved.

CASES –

HCP25-01 14 N. Morris LLC, Block 1210 Lot 3; also known as 14 N. Morris St. located in the Downtown Historic District. Application is a Change in Exterior Appearance – Applicant seeks Approval to change the color of their awning and signage lettering.

Mr. Leavitt, the attorney, was present to represent this application.

- Questions about the windows situation in the upper level on the building façade raised by Commissioner Mullin.
- Commissioner Titus suggested some sort of awnings. Ideas of shutters instead of awnings were raised as well.

- Applicant is to engage a Historical Architect to come up with some thoughts about the window situation that aligns with the streetscape and the application will come back to the board.
- Comments about the sign painted on the wall. To be resolved with Zoning Official.
- Applicant to clean the lower level brick that is currently black.

Chairman McDougall opened the meeting for public comment on Application HCP25-01. Hearing no comments, Chairman closed that part of the meeting.

A motion to carry over the application to the next meeting was made by Chairman. **APPROVED 5-0.**

HPC25-03 Maricela Osorio, Block 1218 Lot 15; also known as 30 W. Blackwell St. located in the Downtown Historic District. Application is a Change in Exterior Appearance – Applicant seeks Approval to change the color of their awning and signage lettering.

Maricella the owner was present.

- Plans include changing the color of the awning to black.
- The letters will be metal, backlit, and designed to be subtle. Letters will be placed on the wall above awning.
- The zoning department has approved changes.
- The apartments above the sign have not reported any issues with the lighting.
- The establishment plans to operate from 6 a.m. to 9 p.m.

A motion to approve application HCP25-03 was made by Chairman McDougall. **APPROVED 5-0.**

RESOLUTIONS –

HPC25-02, Resolution to Appoint Paula Mendelsohn as Board Secretary.

A motion to approve resolution HPC25-02 Chairman McDougall and seconded by Councilmember Titus. **APPROVED 5-0**

OLD BUSINESS –

HPC24-02 Richards Building LLC, Block 121207 Lot 2; also known as 1-3-5- W Blackwell St. located in the Downtown Historic District. Application is a Change in Exterior Appearance – Applicant seeks approval to reconfigure ground level façade, repaint brick, install new awnings and signs, new windows, doors and lighting.

Chris Murphy was representing this application.

- An updated rendering of the facade was presented, with minor changes to color and design parameters. The existing niches for art are still under consideration.

- The color scheme aims to reflect a more brick-like appearance, with the back third of the Sussex Street side already painted in the new color.
- Discussion on up lighting for the building was favorable, with plans for a timer for lights if used.
- The sign will be wood with raised black letters, reminiscent of the old Newberry's style, without built-in lights to avoid glare.
- There were ideas about using the niches for interchangeable art or historical reliefs rather than permanent murals, acknowledging past issues with street art in the area.

Review of the Ordinance, Amending Chapter 236, Land Use and Development, of the Code of the Town of Dover, by Establishing a Historic Preservation Commission.

- Document will be reviewed, and if all agree, it will move to the planning board and council for further action.

NEW BUSINESS –

Discussion of the New Jersey Historic Sites Inventory Morris County Cultural Resources Survey

- A request was made for a detailed map outlining historic districts and sites based on research from the New Jersey DEP Historic Preservation Office.
- A letter will be drafted to the mayor, planning board and construction official to notify them of historic sites and ensure they are considered in future developments and before any permits are issue.
- There is a plan to educate other boards about historic preservation and the significance of recognized sites.

PUBLIC DISCUSSION –

Motion to adjourn was made by Chairman McDougall. **APPROVED 5-0**

Meeting adjourned 9:10 PM

Respectfully Submitted,


Paula Mendelsohn, Planning Board Secretary

Date approved April 14, 2025.