

TOWN OF DOVER HISTORIC PRESERVATION COMMISSION

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

COUNTY OF MORRIS
Mailing Address
37 NORTH SUSSEX STREET
DOVER, NEW JERSEY 07801
Office address 100 Princeton Ave
Water Works Park

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

Telephone: (973)-366-2200 (Ext. 2141)

Secretary email:

boardsecretary@dover.nj.us

MINUTES June 16, 2025

CALL TO ORDER: Chairman McDougall called the meeting to order at 7:30pm

ROLL CALL:

PRESENT: Commissioners Titus, Murray, Shuler, Rivera, Vice Chairman Wagner and, Chairman McDougall

ABSENT: Commissioner Mullin.

ALSO PRESENT: Paula Mendelsohn, Board Secretary and Peter Kind, the board Attorney.

PLEDGE OF ALLEGIANCE was recited by all.

ADEQUATE NOTICE OF MEETING

MINUTES: Motion to approve the minutes from May 17, 2025 was made by the Commissioner Titus and seconded by Commissioner Rivera. **All in favor vote. APPROVED 6-0.**

RESOLUTION: Resolution Recommending Ordinance Change. Chairman McDougall made a motion to approve the resolution recommending the ordinance change. Commissioner Rivera seconded the motion.

CASES –

HPC25-05 Claudia M. Bocarejo, Block 1208 Lot 10; also known as **5-7 E. Blackwell St.** located in the Downtown Historic District. The applicant is requesting approval to change the sign's text and background colors as part of new signage.

Gonzalo Benitez, representing the applicant:

The applicant appeared before the Board seeking approval to modify existing signage. The proposal includes replacing the current green vinyl lettering with gold vinyl lettering of the same size and style (1-foot high) and repainting the gray background strip behind the sign to a darker color, initially suggested as black.

The applicant clarified that the interior "Open" sign is a non-neon light that has long been in place and was not installed by the current business. They also confirmed the front window will display only the business phone number, with no additional text or graphics. Any future window signage changes would require zoning review.

The Board reviewed the proposal and confirmed:

- Lettering size and style will remain the same.
- Gold vinyl letters were preferred over green for appearance.
- A dark brown background, matching the second-story trim, was recommended instead of black for visual consistency.

The Board raised concerns about maintaining architectural uniformity, as the building contains multiple storefronts. They advised that signage and background changes should be applied uniformly across both the applicant's storefront and the adjacent business (a Chinese dollar store).

The applicant acknowledged that approval from the property owner is still pending and that consent from the neighboring business would be required if changes affect multiple storefronts.

If consent is not granted, the applicant proposed reinstalling the original green lettering without repainting. While not preferred, the Board would accept this fallback option to preserve the building's appearance.

The Board agreed to prepare a resolution authorizing the signage modifications with a dual-path approval, allowing either the full proposed changes (with required consents) or reinstallation of the original signage if approvals are not obtained.

- **Plan A (Preferred):**

- Repaint the background strip in dark brown, to match the second-story window trim.
- Install gold vinyl letters in the same size and style as existing signage.
- Apply the design uniformly across both storefronts, contingent upon authorization from the property owner and consent from the adjacent tenant.

- **Plan B (Fallback):**

- Reinstall green vinyl letters, maintaining the existing appearance.
- No background painting permitted under this option.
- This plan shall only be implemented if consent for Plan A cannot be obtained.

OLD BUSINESS –

Chairman McDougall, on behalf of Commissioner Linda Mullins, clarified two historic designation types discussed at the previous meeting: SR (State Registered) and SHPO (State Historic Preservation Opinion), with SHPO being advisory only.

The Board also discussed the approved demolition near the rolling mill, where two residential buildings are planned.

Additionally, members requested updated maps of the historic district, showing only boundaries. Due to technical issues with saving or printing large files, it was suggested to divide the town into quadrants. Several members expressed interest in receiving copies.

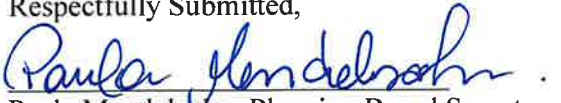
NEW BUSINESS – NONE

PUBLIC DISCUSSION – NONE

Motion to adjourn the meeting was made by Commissioner Titus and seconded by Commissioner Wagner. **APPROVED 6-0.**

Meeting adjourned 8:15 PM

Respectfully Submitted,


Paula Mendelsohn, Planning Board Secretary

Date approved July 21, 2025.