

**BOROUGH OF MENDHAM  
HISTORIC PRESERVATION COMMISSION**

**SPECIAL & REORGANIZATION MEETING MINUTES OF  
August 15, 2016 at 7:30PM**

**Phoenix House, 2 West Main Street, Mendham, NJ**

**CALL TO ORDER**

The regular meeting of the Historic Preservation Commission was called to order by Mr. Zedalis at 7:30pm at the Phoenix House, 2 West Main Street, Mendham, NJ.

**CHAIR'S OPENING STATEMENT**

Notice of this meeting was published in the *Observer Tribune* and *Daily Record* on January 28, 2016 in accordance with the Open Public Meetings Act and posted on the bulletin board of the Phoenix House on the same date.

**ATTENDANCE**

Present:                   Mr. Callahan  
                                  Mr. Patton  
                                  Mr. Zedalis

Absent:                    Mr. Cusano  
                                  Mr. Dannenbaum  
                                  Mr. Nicholson

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**MINUTES**

Mr. Zedalis mentioned that the of the regular meeting of July 18, 2016 were passed electronically before tonight's meeting to ensure a quorum.

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**PUBLIC COMMENT**

Mr. Zedalis opened the meeting to the public for questions and comments on items not included on the agenda. There being none the public comment session was closed.

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**APPLICATIONS**

**HPC # 17-16 Nestor Olivera, LLC** 6 Hilltop Rd  
Block 1501, Lot 41  
Sign Change

Present: Mr. Olivera, Applicant

Mr. Olivera explained that he is the new owner of the barber shop at 6 Hilltop Road and he needs to change the name on two signs; one standing sign on Hilltop Rd and the sign above the front door. Mr. Oliver agreed that:

- The signs will be the same materials and colors as the existing sign
- Lettering will be flat, and not raised, like existing signs
- Matte finish only

Mr. Zedalis made a motion to approve the application as submitted and Mr. Patton seconded.

ROLL CALL: The result of the roll call was 3 to 0 as follows:  
 In favor: Callahan, Patton, Zedalis  
 Opposed: None  
 Abstentions: None

The motion carried.

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**HPC # 16-16 JPMorgan Chase Bank** 98 East Main Street  
Block 801, Lot 17  
Sign and Exterior Design Changes

Present: Mr Gregory Meese, Attorney for Applicant  
Mr. Matt DeWitt, Engineer for Applicant

JPMorgan Chase Bank presented their landscaping, parking, lighting, signage and building modifications to the Commission. After reviewing the application, the Commission has requested the Applicant resubmit their application incorporating the following:

1. Roof: The Commission suggests a timberline asphalt roof of same color or more muted color. If you choose to stay with a standing seem roof, the Commission feels grey is a more suitable color for the Historic District
2. Front Door: The Commission suggests a door with glass panels
3. ATM Machines: The Commission prefers little to no illumination of the ATM machines; perhaps just illuminating the Chase emblem on top of the ATM machine
4. Directional Signs: The signs should be made of wood or MDF, and engraved
5. Front Walkway: The applicant agrees to a cobblestone walkway
6. Standing Sign in Front: Should be made of wood or MDF, and engraved
7. Up-lighting: The Commission needs more detailed plans depicting up-lighting for the signs
8. Exterior Signage Paint Sheen Levels: A sheen level of a matt or satin finish is preferable to a gloss finish

The Commission has requested the Applicant to appear before the Commission with their revised application on September 19<sup>th</sup> at 7:30pm at the Phoenix House.

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**ADJOURNMENT**

There being no additional business to come before the Commission, the meeting was adjourned at 8:28 PM.

The next regular scheduled meeting of the Historic Preservation Commission will be held on Monday, September 19, 2016 at 7:30PM at the Phoenix House, 2 West Main Street, Mendham, NJ.

Respectfully Submitted,

*Carolyn Mazzeo*