

**BOROUGH OF MENDHAM  
HISTORIC PRESERVATION COMMISSION**

**SPECIAL & REORGANIZATION MEETING MINUTES OF  
January 26, 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 March 5, 2015 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. J. Dannenbaum  
Mr. Patton  
Mr. M. Zedalis

Absent: Mr. Cusano  
Mr. Nicholson

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**MINUTES**

Mr. Dannenbaum made a motion to approve the minutes of the regular meeting of December 21, 2015, which was seconded by Mr. Patton. All eligible voters were in favor and the minutes passed as amended.

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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. A resident asked a question about the rezoning of the Historic Corridor and how that information is disseminated to the public.

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**REORGANIZATIONS**

**Election Of Chair:** Mr. Patton nominated Mr. Zedalis as Chair, which was seconded by Mr. Dannenbaum. There being no additional nominations, the nominations were closed.

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

The motion carried and Mr. Zedalis was elected Chair.

**Election Of Vice-Chair:** Mr. Zedalis nominated Mr. Patton as Vice-Chair, which was seconded by Mr. Dannenbaum. There being no additional nominations, the nominations were closed.

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

The motion carried and Mr. Patton was elected Vice-Chair.

**Election Of Secretary:** Mr. Zedalis nominated Ms. Mazzucco as Secretary, and on a voice vote Ms. Mazzucco was nominated Secretary.

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**RESOLUTIONS**

**Historic Preservation Meeting Dates:** Mr. Zedalis presented the following resolution that was included in the pre-meeting packet:

**BOROUGH OF MENDHAM  
 MORRIS COUNTY, NEW JERSEY**

**HISTORIC PRESERVATION COMMISSION**

**RESOLUTION**

**BE IT RESOLVED** that the Historic Preservation Commission of the Borough of Mendham will meet to discuss or act upon public business at 7:30PM prevailing time on each of the dates in 2016 set forth below, at the Phoenix House, 2 West Main Street, Mendham, NJ.

- February 22, 2016
- March 14
- April 18
- May 16
- June 20
- July 18
- August 15

September 19  
October 17  
November 21  
December 19  
January 23, 2017

The regular and reorganization meeting of the Commission will be held on January 23, 2017.

**BE IT FURTHER RESOLVED** that notice of any additions to the above schedule or change in the time, date or place of any scheduled meeting will be posted on the bulletin board in the Phoenix House and delivered to the official newspapers in advance as required by law.

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**Official Newspapers:** Mr. Zedalis presented the following resolution that was included in the pre-meeting packet:

**BOROUGH OF MENDHAM  
MORRIS COUNTY, NEW JERSEY**

**HISTORIC PRESERVATION COMMISSION**

**RESOLUTION**

**BE IT RESOLVED** by the Historic Preservation Commission of the Borough of Mendham, Morris County, New Jersey as follows:

The Historic Preservation Commission of the Borough of Mendham hereby makes the following designations:

1. The *Observer Tribune* and/or the *Daily Record* are hereby designated as the two newspapers to receive notice of meetings required by any and all sections of the Open Public Meetings Act, it appearing that said newspapers are most likely to inform the local public of such meetings. Notices required by the New Jersey Municipal Land Use Law or the Borough's Land Use Regulations may be placed, as required by law, in either of the designated newspapers.

- 2. The location for posting of notices of meetings shall be the bulletin board in the Phoenix House, 2 West Main Street, Mendham, NJ, where notices of this kind are normally posted.
- 3. The sum of \$12.00 per year is hereby fixed as the amount to be paid by any person requesting individual notice of meetings as provided in Section 14 of the Open Public Meetings Act.

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**Appointment of Attorney:** Mr. Zedalis presented the following resolution that was included in the pre-meeting packet:

**BOROUGH OF MENDHAM  
MORRIS COUNTY, NEW JERSEY**

**HISTORIC PRESERVATION COMMISSION**

**RESOLUTION**

**WHEREAS**, the Historic Preservation Commission of the Borough of Mendham has a need to acquire professional legal services without competitive bidding pursuant to the provisions of N.J.S.A. 19:44A- 20.5; and,

**WHEREAS**, the business administrator has determined and certified in writing that the value of the services will exceed \$17,500; and

**WHEREAS**, Peter E. Henry, Esq. of the firm Dillon, Bitar & Luther, L.L.C. has submitted a proposal indicating that they may provide legal services for 2015 in an amount projected to exceed \$17,500; and

**WHEREAS**, the anticipated term of this contract is 1 year; and

**WHEREAS**, Peter E. Henry, Esq. of the firm Dillon, Bitar & Luther, L.L.C. has completed and submitted a Business Entity Disclosure Certification which certifies that he has not made any reportable contributions to a political or candidate committee of the Borough Council in the Borough of Mendham in the previous one year, and that the contract will prohibit him from making any reportable contributions through the term of the contract; and

**WHEREAS**, this resolution is subject to the Chief Financial Officer certifying to the availability of funds; and

**WHEREAS**, the Historic Preservation Commission of the Borough of Mendham wishes to retain Peter E. Henry, Esq. of the firm Dillon, Bitar & Luther, L.L.C. and

**WHEREAS**, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that the Resolution authorizing the award of contracts for "professional services" without competitive bids and the contract itself must be available for public inspection.

**NOW THEREFORE, BE IT RESOLVED** by the Historic Preservation Commission of the Borough of Mendham as follows:

- 1. That the Historic Preservation Commission of the Borough of Mendham retain Peter E. Henry, Esq. of the firm Dillon, Bitar & Luther, L.L.C. to serve as Commission Attorney for the year

2015, at a total cost not to exceed [\$2,000], such sum as may be duly appropriated for the purposes in the duly adopted municipal budget for 2016; and

2. This contract is awarded without competitive bidding as a "professional service" in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law because said services are exempt from the provisions of the bidding statutes in that they are services rendered or performed by a person authorized by law to practice a recognized profession and are services which require knowledge of an advanced type in a field of learning acquired by a prolonged course of specialized instruction as distinguished from general academic instruction or apprenticeship and training.

3. The Business Entity Disclosure Certification and the Determination of Value shall be placed on file with this resolution.

4. That a notice of this action shall be published once in the official newspapers of the Historic Preservation Commission of the Borough of Mendham, as required by N.J.S.A. 40A:11-5(1)(a).

5. This Resolution shall take effect as provided herein.

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**APPLICATIONS**

**HPC # 22-15 Nicholas Navarino**, 46 East Main St., Block 603, Lot 5  
Window and Siding Replacement

Present: Nicholas Navarino

Mr. Navarino presented his plans to install Anderson windows and Hardy plank siding with Azek trim and to change the front porch railing to Azek. All windows will be replaced like for like as suggested by the Commission. The Commission recommended but will not require the sunburst pattern on top of the 3<sup>rd</sup> floor window

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

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

The motion carried.

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**HPC # 25-15 St. Joseph's Rectory**, 6 New St., Block 1902, Lot 3  
Privacy Fencing in Rear

Present: Diane Quaglia

The applicant is interested in placing a privacy fence behind the rectory. The fence is proposed to be a solid white 40' by 8', and 6' high, and made of vinyl. It will not be visible from the street but will be visible from the parking lot. The Commission recommended wood instead of vinyl because of St. Joseph's preeminent location at the heart of the Historic Corridor, and the applicant agreed to resubmit new plans to the Commission.

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**HPC # 1-16 Mr. and Mrs. Gay**, 75 East Main St, Block 1401, Lot 2,  
Second Story Addition

Present: Matt and Tricia Gay  
Dan Encin, Architect

Mr. and Mrs. Gay expressed their interest to expand living space to their single family home by adding a modest addition off the rear of the house; adding a bedroom and bathroom to the second floor, and enlarging the kitchen and family room off the first. A mud room will also be added off the rear right side of the house, and will be recessed 15'-18' from the front of the house. Mr. Larson presented the architectural plans, stating that the goal was to maintain the character of the house with its roof lines and stucco appearance. The windows will be replaced like for like with the same trim. The Commission was fine with the application as presented but requested Mr. Encin contact Mr. Cusano, absent from tonight's meeting, for final review.

Mr. Zedalis made a motion to approve the application and Mr. Patton seconded per the above condition.

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

The motion carried.

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**HPC # 2-16 Larsen**, 2 Country Lane, Block 302, Lot 1  
Roof and Wall Repair

Present: Mr. Joe Larsen and daughter

Mr. Larsen explained that he did not know his house was in the Historic District, and experienced sever water damage a few months prior. As a result, the roof was replaced and part an exterior wall was re-sided because of mold and rot. He stated that it was an emergency repair that needed to be taken care of immediately. The Commission recognized the applicant's urgency and necessity to do the repair, and based off the application and materials presented, felt that the modifications were suitable.

Mr. Zedalis made a motion to approve the application and Mr. Dannenbaum seconded.

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

The motion carried.

**ADJOURNMENT**

There being no additional business to come before the Commission, Mr. Zedalis made a motion for adjournment. On a voice vote, all were in favor and the meeting was adjourned at 7:55PM.

The next regular scheduled meeting of the Historic Preservation Commission will be held on Monday, February 22, 2016 at 7:30PM at the Phoenix House, 2 West Main Street, Mendham, NJ.

Respectfully Submitted,

*Carolyn Mazucco*