

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION**

**SPECIAL & REORGANIZATION MEETING MINUTES OF
July 18, 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. Cusano 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. Cusano
 Mr. Dannenbaum

Absent: Mr. Patton
 Mr. Zedalis
 Mr. Nicholson

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MINUTES

Mr. Cusano mentioned that the of the regular meeting of May 16, 2016 were passed electronically before tonight's meeting to ensure a quorum.

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PUBLIC COMMENT

Mr. Cusano 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 # 14-16 Mr. and Mrs. LaRosa

6 Prospect Street, Block 1901, Lot 7
Single Story Addition

Present: Mr. La Rosa, Applicant
Dan Encin, Architect

Mr. Encin explained that the LaRosa’s are challenged by the design of some of the smaller rooms in the house and are adding two auxiliary pieces onto the house. He mentioned further that they plan to replace all the windows and that the shutters and siding will match the existing. The Commission voted approval based on the application with the following specifications:

- Replacement windows should be of the thin frame variety, wood simulated divided light in the same light pattern
- Operable shutters in same style as the rest of the house
- The recessed panels should be of similar proportion to existing bay window

Mr. Cusano made a motion to approve the application and Mr. Callahan seconded.

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

The motion carried.

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HPC # 15-16 Cathy and Tom Malman

9 Hilltop Road, Block 1902, Lot 19
Porch Addition and Expansion to Laundry Room

Present: Mrs. Malman

The proposed project is a back porch and laundry room addition off the rear of the house with no impact to the streetscape. The Commission voted approval based on the application with the following specifications:

- Simulated divided light wood windows should be used
- Deck rail will have balusters at 4” o.c. maximum
- Operable shutters in same style as the rest of the house
- The new roof would match in similar style to the Lakeland Bank roof (106 East Main St) and once a decision is made that a picture or brochure (including hip) would be forwarded to the HPC board secretary

Mr. Cusano made a motion to approve the application and Mr. Callahan seconded.

ROLL CALL: The result of the roll call was 3 to 0 as follows:
 In favor: Callahan, Cusano, Dannenbaum

 Opposed: None
 Abstentions: None

The motion carried.

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ADJOURNMENT

There being no additional business to come before the Commission, the meeting was adjourned at 8:10 PM.

The next regular scheduled meeting of the Historic Preservation Commission will be held on Monday, August 15, 2016 at 7:30PM at the Phoenix House, 2 West Main Street, Mendham, NJ.

Respectfully Submitted,

Carolyn Mazzucco