

**BOROUGH OF MENDHAM  
HISTORIC PRESERVATION COMMISSION**

**SPECIAL & REORGANIZATION MEETING MINUTES OF  
May 16, 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. Dannenbaum  
                                  Mr. Patton  
                                  Mr. Zedalis

Absent:                    Mr. Cusano  
                                  Mr. Nicholson

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**MINUTES**

Mr. Patton made a motion to approve the minutes of the regular meeting of April 18, 2016 which was seconded by Mr. Callahan. 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. There being none the public comment session was closed.

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**APPLICATIONS**

**HPC #10-16 Chunbo Fan** 19 East Main St, Block 1501, Lot 8  
Sign Change

Present: Chunbo Fan

Ms. Fan explained that the Mendham Medical Building sign was hard to see visually. She wanted to paint the sign and then add a new sign below to showcase the newest business at 19 East Main Street, Luciana Skin Care. The Commission voted approval based on the application with the following specifications:

- The existing sign and the new sign would be painted a darker green color
- All lettering would be painted white, including the arrow
- The new sign added for "Luciana Skin Care" will be centered below the Medical Building sign and will be constructed of the same wood material with a chamfered edge and same font as the existing sign

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

ROLL CALL: The result of the roll call was 4 to 0 as follows:  
 In favor: Callahan, Dannenbaum, Patton, Zedalis  
 Opposed: None  
 Abstentions: None

The motion carried.

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**HPC #09-16 Madarasz/ Mahoney** 13 Hilltop Rd, Block 1902, Lot 17  
Roof/ Siding Repair and Single Story Addition

Present: Mrs. Mahoney

The proposed project is a small sunroom addition off the rear of the house and some roof and siding repair. The Commission thought the plans and materials were acceptable as submitted.

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

ROLL CALL: The result of the roll call was 4 to 0 as follows:  
 In favor: Callahan, Dannenbaum, Patton, Zedalis  
 Opposed: None  
 Abstentions: None

The motion carried.

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**ADJOURNMENT**

There being no additional business to come before the Commission, Mr. Patton made a motion for adjournment. Mr. Zedalis seconded the motion. On a voice vote, all were in favor and the meeting was adjourned at 8PM.

The next regular scheduled meeting of the Historic Preservation Commission will be held on Monday, June 20, 2016 at 7:30PM at the Phoenix House, 2 West Main Street, Mendham, NJ.

Respectfully Submitted,  
*Carolyn Mazucco*