

**BOROUGH OF MENDHAM  
HISTORIC PRESERVATION COMMISSION**

**REGULAR MEETING MINUTES OF  
June 16, 2014 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, Commission Chair, 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 10, 2013 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. N. Cusano  
Mr. J. Dannenbaum  
Ms. C. Jones Curl  
Mr. C. Nicholson  
Mr. M. Zedalis  
Mr. R. Patton – Alternate I

Absent: Ms. S. Carpenter – Alternate II

Also Present: Mr. P. Henry, Commission Attorney  
Ms. M. Kaye, Commission Secretary

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**MINUTES**

Mr. Nicholson made a motion to approve the minutes of the regular meeting of April 21, 2014, which was seconded by Mr. Dannenbaum. On a voice vote, all were in favor and the minutes were approved, as written.

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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 session was closed.

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**APPLICATIONS**

**HPC #08-14 – Dubnoff, Corey & Kristin** – 13 Mountain Avenue, Block 601, Lot 25  
Wraparound porch, replace back porch and add pergola, replace side window with door

Present: Corey Dubnoff, Property Owner

Mr. Dubnoff reviewed the condition of the exterior of his home and discussed the proposed changes he'd like to make as set forth in the application. He further stated that recurring water accumulation in the basement has necessitated construction of a wraparound porch and pergola to redirect water runoff. In response to a number of questions posed by the Commission, Mr. Dubnoff agreed that the construction of the side porch would be identical to the front porch which will be torn down and replaced like-for-like, except for the columns which will be replaced with the same 8x8's used next door at 15 Mountain Avenue. Mr. Dubnoff also stated that the pitch of the roof and the shingles will match what is currently there and that the back porch will be replaced in kind. He further confirmed that the lattice below the front and side porches will be the same. It was agreed that the fence cannot be addressed as no information was provided in the application.

Mr. Cusano outlined the following conditions that must be satisfied in order for the permits to be issued:

- Rear porch shall be reconstructed exactly as it currently exists and as shown in the photos submitted;
- Side porch construction and front porch reconstruction shall match exactly existing front porch with the exception of the columns which shall be 8x8 and match the columns at 15 Mountain Avenue, Block 601, Lot 24;
- Roofing material on new construction shall match existing, as submitted;
- Door installed to replace side window shall be either a wood Dutch door with six (6) true divided lights on the top section with a paneled bottom half or a solid wood paneled door to match the front door;
- Pergola shall be constructed from reclaimed heavy timbers with 8x8 posts in the style shown in the application;
- Pergola shall be positioned along the rear of the house and next to the porch;
- Pergola may be attached on one side to make it more structurally sound, i.e., attached to a header board on the back of the house;
- Side porch shall extend out the same distance as the front porch (80");
- If Borough regulations require railings for the set of stairs off the back porch, Applicants shall file another application to the Commission for approval of same; and
- Since the fence component of the application was not heard at this time, any additional fencing shall require Applicant to file another application to the Commission for same.

Mr. Cusano made a motion to approve the application, subject to the above conditions, which was seconded by Mr. Nicholson.

ROLL CALL: The result of the roll call was 5 to 0 as follows:

In favor: Cusano, Dannenbaum, Jones Curl, Nicholson, Zedalis  
 Opposed: None  
 Abstentions: None

The motion carried.

**HPC #12-14 – Mendham Board of Education/Hilltop School – 12 Hilltop Road,  
 Block 1501, Lot 35  
 Mason work, window replacement**

Present: Anthony Gianforcaro, Architect  
 Mitzi Morillo – Superintendent of Schools

Mr. Gianforcaro stated that previous construction done on the rear façade of Hilltop School was not done properly and as a result, there is repeated significant water build up. The Board of Education is proposing to replace the affected mason work on the curved rear exterior and stairwell walls with materials that match the existing brick as closely as possible. For security and safety reasons, the mason work below the storefront window walls will also be raised an additional 30" from the ground. Replacement windows will be installed above grade level and will be like-for-like with the existing windows.

Mr. Cusano made a motion to approve the application as submitted, which was seconded by Ms. Jones Curl.

ROLL CALL: The result of the roll call was 5 to 0 as follows:

In favor: Cusano, Dannenbaum, Jones Curl, Nicholson, Zedalis  
 Opposed: None  
 Abstentions: None

The motion carried.

**HPC #13-14 – Jensen, Ralph & Barbara – 8 Mountain Avenue, Block 301, Lot 5  
 Relocation of driveway**

Present: Barbara Jensen, Property Owner

Mrs. Jensen explained her intention to relocate the existing driveway from the left side of the house to the right. The current driveway will be maintained only up to where the current macadam ends and will be used as a drop-off and pick-up location adjacent to the front door. Mr. Cusano indicated that regrading will be required and Mrs. Jensen confirmed that water runoff will be routed to a drain at the right of the barn located toward the rear of the property.

Mrs. Jensen also inquired about changing the style of the fencing that was previously approved by the HPC and what the requirements are for approval of central air conditioning. Mr. Nicholson advised that a new application would need to be filed to address any changes to the existing fence approval and for a new air conditioning installation.

Mr. Nicholson made a motion to approve the application as submitted, which was seconded by Ms. Jones Curl.

ROLL CALL: The result of the roll call was 5 to 0 as follows:

In favor: Cusano, Dannenbaum, Jones Curl, Nicholson, Zedalis  
Opposed: None  
Abstentions: None

The motion carried.

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#### **OTHER BUSINESS**

**Application Requirements** – After discussion, there was consensus that there should be one set of standards for every HPC applicant. It was also agreed that applicants need to first complete the appropriate permit application and then be referred to the HPC by the Zoning Officer in order to receive approval, i.e., any appearance before the Commission without first completing a permit application would constitute a concept review only. Ms. Kaye will work with the Commissioners to develop a document checklist for each type of application most frequently received.

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**Demolition in the Historic District** – Discussion revealed that the current demolition ordinance was intended to cover all structures in the Historic District whether contributing or non-contributing. The ordinance also sets forth the criteria by which each request is reviewed and decided. There was consensus among the Commission that the ordinance remains in its current format and a review will not be recommended at this time.

#### **ADJOURNMENT**

There being no additional business to come before the Commission, Mr. Nicholson made a motion for adjournment which was seconded by Ms. Jones Curl. On a voice vote, all were in favor and the meeting was adjourned at 9:17PM.

The next regular scheduled meeting of the Historic Preservation Commission will be held on Monday, July 21, 2014 at 7:30PM at the Phoenix House, 2 West Main Street, Mendham, NJ.

Respectfully Submitted,

*Margot G. Kaye*

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Commission Secretary