

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION**

**REGULAR MEETING MINUTES OF
July 21, 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: Ms. S. Carpenter – Alternate II
Mr. N. Cusano
Mr. J. Dannenbaum
Mr. M. Zedalis

Absent: Ms. C. Jones Curl
Mr. C. Nicholson
Mr. R. Patton – Alternate I

Also Present: Ms. M. Kaye, Commission Secretary

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MINUTES

Mr. Cusano made a motion to approve the minutes of the regular meeting of June 16, 2014, which was seconded by Mr. Dannenbaum. On a voice vote, all eligible voters 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 #14 -14 – Petriz, Javier & Laura: 6 Hampton Road, Block 1903, Lot 4
Central A/C installation

Present: Javier & Laura Petriz, Property Owners

Mr. & Mrs. Petriz are seeking approval for an A/C installation of a wall-mounted unit and a condenser as depicted as location #1 in the photographs submitted as part of the application. An alternate configuration with the wall-mounted unit installed at location #2 as per the photographs and the condenser at location #3 was also supplied. There were no objections from a historical standpoint and the Commissioners agreed that location #1 for both units would be least visible from the public byway. The Commission further approved the alternate locations should the Board of Adjustment determine otherwise.

Mr. Cusano made a motion to approve the application as submitted and to advise the Board of Adjustment that the HPC recommends that location #1 be approved as the preferred location for both units as requested. Motion was seconded by Ms. Carpenter.

ROLL CALL: The result of the roll call was 4 to 0 as follows:

In favor:	Carpenter, Cusano, Dannenbaum, Zedalis
Opposed:	None
Abstentions:	None

The motion carried.

HPC #15-14 – Peter & Cynthia Burke: 29 West Main Street, Block 301, Lot 43
Shed replacement

Present: Peter & Cynthia Burke, Property Owners

Mr. & Mrs. Burke are seeking approval to replace their current 8’x12’ shed with a 10’x14’ shed in the same location. The drawings submitted as part of the application show that the front of the shed will face the yard with a street view of the side of the shed. Mr. Burke confirmed that there will be a cupola and that the roof will be two (2) feet higher than the existing shed. He also requested approval to add a transom window to the street-facing side wall. There were no objections from a historical standpoint.

Mr. Cusano made a motion to approve the application as submitted with the addition of a transom window on the street-facing side of the shed. Motion was seconded by Ms. Carpenter.

ROLL CALL: The result of the roll call was 4 to 0 as follows:

In favor:	Carpenter, Cusano, Dannenbaum, Zedalis
Opposed:	None
Abstentions:	None

The motion carried.

HPC #03-14 – Iossa, Joseph: 4 Peacock Lane, Block 603, Lot 8.03
New construction

Present: Todd Racioppi – Property Owner
John Racioppi – Property Owner
Jack Alpert – Project Manager

As a follow up to a concept review conducted on March 17, 2014, Applicants appeared before the Commission to seek approval for demolition of a primary dwelling and accessory structure (barn) as well as approval to construct a new residence on the property. There was discussion regarding the revised position of the proposed house and the relocation of the sewer line. Applicants stated that they are moving the sewer line in order to have more flexibility with home placement and rotated the structure so that it faces the street. Applicants further stated that they intend to demolish the existing barn located toward the rear of the property as it is in a state of disrepair and renovation is not practical.

There was discussion as to whether the barn is listed as a contributing structure within the Historic District. The Commissioners agreed to assess whether it is feasible to restore/stabilize/maintain the structure and will review this part of the application separately.

It was proposed that the demolition and reconstruction of the primary structure *only* be approved subject to the following conditions:

1. Anderson windows will be simulated divided lights (SDL) on the interior and exterior
2. Corner boards will be 1"x6"
3. Window casings and sills will be 1"x4"
4. Existing barn located toward the rear of the property will be assessed separately

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

ROLL CALL: The result of the roll call was 4 to 0 as follows:

In favor:	Carpenter, Cusano, Dannenbaum, Zedalis
Opposed:	None
Abstentions:	None

The motion carried.

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OTHER BUSINESS

State Approval for Phoenix House Repairs – Ms. Kaye explained that the correspondence from the NJDEP distributed in the meeting packet is the approval of the application for ice damage repair to the Phoenix House. Based on its review of the application, the NJDEP determined that the proposed repair plans meet the *Secretary of the Interior's Standards for Rehabilitation* and do not constitute an encroachment on the historic site.

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State/National Approval for Historic District Expansion – There was discussion as to whether the expansion of the Historic District had been approved by the State and National Registers. Ms. Kaye agreed to confirm the status of the expansion application.

ADJOURNMENT

There being no additional business to come before the Commission, Mr. Cusano made a motion for adjournment which was seconded by Mr. Zedalis. On a voice vote, all were in favor and the meeting was adjourned at 8:15PM.

The next regular scheduled meeting of the Historic Preservation Commission will be held on Monday, August 18, 2014 at 7:30PM at the Phoenix House, 2 West Main Street, Mendham, NJ.

Respectfully Submitted,

Margot G. Kaye

Margot G. Kaye
Commission Secretary