

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION**

**REGULAR MEETING MINUTES OF
December 15, 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. C. Nicholson
Mr. M. Zedalis

Absent: Mr. N. Cusano
Mr. J. Dannenbaum
Ms. C. Jones Curl
Mr. R. Patton – Alternate I

Also Present: Ms. M. Kaye, Commission Secretary

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MINUTES

Mr. Nicholson made a motion to approve the minutes of the regular meeting of November 17, 2014, which was seconded by Mr. Zedalis. 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 #20 -14 – Durso, John: 15 West Main Street, Block 301, Lot 39
Building Demolition and Reconstruction

Present: John Durso, Applicant

Applicant explained his plans for the property to include restoration of the exterior of the front building and demolition of the two (2) rear buildings to be replaced by three (3) residential townhouses. Each unit will be approximately 2,100 sq.ft. with 3 bedrooms, 2.5 baths and a 300 sq.ft. one-car garage. The exterior of the rear building will be constructed with a "barn look" and rental fees are expected to exceed \$2,500.00 monthly. Applicant confirmed that the front building will maintain the existing use with three (3) businesses on the 1st floor and two (2) residential apartments on the 2nd floor. He added there will be no structural changes to the front building, only replacement of the siding (HardiPlank) and the windows on the front façade. The Commissioners agreed that the proposed changes to the front building are satisfactory from a historic perspective.

Referencing a color rendering of the proposed rear structure, Applicant described the building as being the same height as the front building (32'), but that due to the topography of the property,

the rear building would be lower thus lessening the streetscape view. He further indicated that the parking currently located on West Main Street directly adjacent to the front façade will be removed and the side lot raised up to grade and paved. A stone or keystone wall with a fence or railing will run along the neighboring lot. Landscaping will also be enhanced on the property with planters in the front and shrubbery at the rear of the property to act as a buffer. Applicant added that there will be additional plantings in the front, possibly boxwoods.

With the proposed parking arrangement, the existing three (3) curb cuts will be reduced to two (2) with one on the eastern side of the property (shared entrance) and one located to the west of the front building.

Mr. Nicholson expressed concern that the proposed design would result in over-development of the property. Discussion followed regarding the size of the rear structure and its effect on the streetscape which elicited a number of issues that require further consideration before the Commission is able to recommend approval to the Board of Adjustment. The Commission asked the Applicant to explore other viable options, e.g., reduced square footage of each unit, fewer proposed units, etc. The Commission further requested the following:

1. Details related to the stone wall, i.e., materials, height, depth, etc.
2. Details related to fencing/railings
3. Details related to proposed grade of the parking area
4. Landscaping plan
5. A streetscape mock-up of the entire site

The Commission also asked that the windows on the west side of the front building be replaced as well as they are very visible from the public byway.

Ms. Kaye agreed to draft a letter outlining the additional requirements and inviting the Applicant to return to the next HPC meeting to be held on January 26, 2015.

OTHER BUSINESS

Ms. Carpenter inquired as to the disposition of HPC #16-14 Highmark Properties, 10 Orchard Street, Block 601, Lot 17. Ms. Kaye agreed to distribute the decision memorandum to the full Commission.

ADJOURNMENT

There being no additional business to come before the Commission, Mr. Nicholson made a motion for adjournment which was seconded by Ms. Carpenter. On a voice vote, all were in favor and the meeting was adjourned at 8:17PM.

The next regular scheduled meeting of the Historic Preservation Commission will be held on Monday, January 26, 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