

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION**

**REGULAR MEETING MINUTES OF
March 16, 2015 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 7:33PM 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 March 5, 2015 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. J. Dannenbaum
Mr. C. Nicholson
Mr. M. Zedalis

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

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MINUTES

Mr. Nicholson made a motion to approve the minutes of the regular meeting of February 23, 2015, which was seconded by Mr. Patton. 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

Applicant provided new elevations and explained the additional design details requested at the December 15, 2014 HPC meeting. Discussion resumed regarding the overall size of the rear structure. The Commission had asked the Applicant to explore other viable options, e.g., reduced square footage of each unit, fewer proposed units, etc. however, Applicant defended the current design and stated that the size cannot be reduced without compromising the value. Ultimately, it was agreed that the new structure will be more visually appealing than the existing concrete block buildings and will only enhance the property.

A lengthy discussion followed regarding sufficient tenant and commercial parking. Specifically, concerns were raised regarding parking spaces 1-4 and whether the parking plan is in keeping with the Historic District. The potential negative effects on traffic and delivery were also of some concern.

Mr. Nicholson made a motion to notify the Board of Adjustment that the Historic Preservation Commission approves the conceptual plans, subject to the following conditions:

- (1) Parallel parking space nos. 1 & 2 directly adjacent to the façade of the front building shall be eliminated to enhance the streetscape and the historic nature of the building;
- (2) Windows on the west side of the front building will be replaced as well as they are very visible from the public byway; and
- (3) This approval is based on concept review only, therefore, the Commission requests an opportunity to review/approve any final plans which shall include a detailed materials list for the new building.

Motion was seconded by Mr. Dannenbaum.

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

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

The motion carried and the application was approved.

ADJOURNMENT

There being no additional business to come before the Commission, Mr. Nicholson made a motion for adjournment which was seconded by Mr. Dannenbaum. On a voice vote, all were in favor and the meeting was adjourned at 8:25PM.

The next regular scheduled meeting of the Historic Preservation Commission will be held on Monday, April 20, 2015 at 7:30PM at the Phoenix House, 2 West Main Street, Mendham, NJ.

Respectfully Submitted,

Margot G. Kaye

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Borough Clerk