

**MINUTES OF THE
MENDHAM BOROUGH
HISTORIC PRESERVATION COMMISSION
April 15, 2013
Phoenix House, 2 West Main Street, Mendham, NJ**

CALL TO ORDER

The regular meeting of the Historic Preservation Commission was called to order by Chair Mr. Michael Zedalis, at 7:30 p.m. 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 26, 2012 in accordance with the Open Public Meetings Act and posted on the bulletin board of the Phoenix House on the same date.

ATTENDANCE

Ms. C. Jones-Curl – Present	Mr. M. Zedalis – Present
Mr. N. Cusano – Present	Mr. J. Dannebaum, Alternate I – Present
Mr. M. Furgueson – Present (7:32 p.m.)	Ms. S. Carpenter, Alternate II- Present
Mr. C. Nicholson – Present	

Also present where: Cynthia Delane, Land Use Assistant

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MINUTES

Mr. Dannebaum stated that although he was late for the March 18, 2013 meeting, he believed he voted on the first two applications. Mr. Cusano made a motion to approve the minutes of the regular meeting of March 18, 2013 as written with confirmation from the Board Secretary on Mr. Dannebaum's vote. Mr. Nicholson seconded. Ms. Jones-Curl, Mr. Furgueson, and Ms. Carpenter abstained. All members being in favor, the minutes were approved.

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PUBLIC COMMENT

Mr. Nicholson opened the meeting to comments by the public on anything that was not on the agenda. There being none, the public session was closed.

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APPLICATIONS

HC 11-13: **Westreich, Robert & Dale** – Review of Addition
Block 1901, Lot 19 10 Prospect Street

Present: Mr. and Mrs. Robert Westreich

The applicant provided architectural drawings with specifications of the proposed powder room and one room first floor rear addition dated March 12, 2013. The Commission reviewed the application.

The applicant explained to the Commission that the home is 800 square feet which suits the couple however they would like just one additional room. The proposed 12 X 12 addition would have minimal impact on the streetscape and their intention is to keep the character of the room addition in the spirit of the existing home.

Mr. Zedalis questioned the applicant on the type of material that will be used on the roof and the siding. The applicant was not sure of the exact manufacturer and material but intends to match the existing front original "steel" roof and use an embossed manufactured seamless black metal. The existing siding is cedar plank and they would match the same type and color as the existing home.

Mr. Nicholson notified the applicant that the final roof material should be submitted to the Historic Preservation Commission for review and approval.

Mr. Cusano inquired on the type of windows that would be used; whether the windows would be double hung or casement windows on the east and west side of the addition. He also inquired as to the type of windows in the door in order to assure the home was keeping a consistent traditional look.

Mr. Dannebaum asked if other windows in the home would be replaced. The homeowner stated that four other original windows would also be replaced using the same windows as presented.

Chair opened the meeting for comments by the public. There being none, the public session was closed.

Mr. Cusano made a motion to approve the application dated March 28, 2013 with the following requirements:

- The two windows on the east and west elevation in the living area addition will be 2 over 2 lites to match the existing windows on the home;
- The roofing material will match the existing front porch or be submitted back to the Historical Preservation Commission for approval;
- The size of the living area addition can be adjusted only up to a 13ft. x 13 ft. interior dimension.
- Any other windows to be replaced will be replaced to match the existing windows in the home.

Additionally, the following recommendations (not requirements) are provided with this application:

- The rear windows in the living area should match the side windows of that living area;
- The window lites within the french doors should retain a vertical proportion.

Mr. Nicholson seconded the motion.

ROLL CALL: The result of the roll call was 7 to 0 as follows:

In Favor: Jones-Curl, Cusano, Furgueson, Nicholson, Zedalis, Dannebaum, Carpenter
 Opposed: None
 Abstentions: None

The motion carried. Ms. Callahan will prepare a letter of approval with copies to the Zoning Officer and Construction Official.

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**HC 12-13: Bracco, Sal & Jill –Review of Pool, Fence and Shed
 Block 1902, Lot 15, 3 Prospect Street**

Present: Mr. Sal Bracco, Applicant

Mr. Bracco provided photographs of the shed replacement and new pool fencing design with his application dated March 8, 2013.

Mr. Bracco explained that the current shed was damaged during Hurricane Sandy and needed to be replaced. The new shed is cedar shingle and will be painted white. It is not visible from the road. He was also adding a new inground pool and the required fencing which also will not be visible from the streetscape.

The Commission questioned the applicant on the type of fencing: the material, style, and color. The applicant hasn't made a final decision but is leaning toward the white vinyl fencing. A picture was submitted with the application which is labeled MiamiDade. The Commission advised the applicant that any deviation from what was submitted in the application needs to be submitted to the Historical Preservation Commission for review.

Chair opened the meeting to questions by the public.

Mr. Furgueson made a motion to approve the application and plans as submitted. Mr. Nicholson seconded the motion.

ROLL CALL: The result of the roll call was 7 to 0 as follows:

In Favor: Jones-Curl, Cusano, Furgueson, Nicholson, Zedalis, Dannebaum, Carpenter
Opposed: None
Abstentions: None

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ADJOURNMENT

There being no additional business to come before the Commission, on motion duly made, seconded and carried, the meeting was adjourned at 8:15 p.m. The next meeting of the Historic Preservation Commission will be held on Monday, May 20, 2013 at 7:30 p.m. at the Phoenix House, 2 West Main St., Mendham, NJ.

Respectfully Submitted,

Cynthia Delane
Land Use Assistant