

**MINUTES OF THE  
MENDHAM BOROUGH  
HISTORIC PRESERVATION COMMISSION  
May 20, 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 Vice Chair Nicholson 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 24, 2013 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 – Absent  
Mr. N. Cusano – Present  
Mr. M. Furgueson – Present  
Mr. C. Nicholson – Present

Mr. M. Zedalis – Absent  
Mr. J. Dannebaum, Alternate I – Absent  
Ms. S. Carpenter, Alternate II- Present

#####

**MINUTES**

Mr. Nicholson made a motion to approve the minutes of the April 15, 2013 regular meeting of the Commission. Mr. Furgueson seconded. All members being in favor, the minutes were approved.

#####

**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.

#####

**APPLICATIONS**

**HC 14-13: Pilshaw, John & Susan – Review of Air Conditioner (Recommendation to BOA)**  
Block 1902, Lot 13, 7 Prospect St.

Present: Susan Pilshaw, Applicant

Mr. & Mrs. Pilshaw had provided the Commission with a description, location and drawings associated with the requested air conditioner with their application dated May 7, 2013. The review would be for a recommendation to the Board of Adjustment as the air conditioner would be located in the side yard setback.

Mr. Nicholson thanked Mrs. Pilshaw for the detailed explanation and application that she and her husband had provided to the Board. It alleviated a lot of questions that could have existed. Mr. Cusano and Mrs. Carpenter also did not have any additional questions. Mr. Furgueson stated that the Commission is primarily interested in what can be seen from the street. In this case, they have a fence and the air conditioner will be placed close to the house. Its placement in the side yard setback is an issue for the Board of Adjustment.

Mr. Nicholson made a motion that a report to the BOA be drafted indicating that the Historic Preservation Commission is concerned about what can be seen from the street. After a thorough review of the application, they have determined that the air conditioner would not be seen from a public by-way or the neighbor's property. The Historic Preservation Commission is supportive of the location from an aesthetic perspective.

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

In Favor: Cusano, Furgueson, Nicholson, Carpenter  
Opposed: None  
Abstentions: None

The motion carried. Ms. Callahan will prepare a report from the Commission for Mr. Nicholson's signature.

#####

Mr. Nicholson recused from the Commission for the following application.

#####

**HC 16-13:** Nicholson, Christian – Review of Roof  
Block 301, Lot 44, 31 West Main Street

Present: Christian Nicholson

While considered a minor application, Mr. Nicholson brought his application to the entire Commission for review and approval. He explained to the Commission that he would be replacing the roof on his garage. The material today is rolled roofing and he would be replacing it with Timberline to match his home.

Commission did not have any issue, and unanimously agreed to the approval.

#####

**DISCUSSION**

Commission noted the cost and complexity of having to apply to the Board of Adjustment for the ability to install an air conditioner.

#####

**ADJOURNMENT**

There being no additional business to come before the Commission, on motion duly made, seconded and carried, the meeting was adjourned at 7:50 p.m. The next meeting of the Historic Preservation Commission will be held on Monday, June 19, 2013 at 7:30 p.m. at the Phoenix House, 2 West Main St., Mendham, NJ.

Respectfully Submitted,

Diana Callahan  
Commission Secretary