

**MINUTES OF THE  
MENDHAM BOROUGH  
HISTORIC PRESERVATION COMMISSION  
June 18, 2012  
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 Zedalis at 7:45 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 – Absent  
Mr. N. Cusano – Absent  
Mr. M. Furgueson – Absent  
Mr. C. Nicholson - Absent

Mr. M. Zedalis – Present  
Mr. J. Dannenbaum, Alternate I – Present  
Ms. Susan Carpenter, Alternate II- Present

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**MINUTES**

Mr. Dannenbaum made a motion to approve the minutes of the regular meeting of May 21, 2012 as written. Ms. Carpenter seconded. All members being in favor, the minutes were approved.

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**PUBLIC COMMENT**

Chair Zedalis 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: 20-12:**     **Hastings Donna (Simply Country)** – Review of Sign  
Block 1501, Lot 1, 1 East Main Street

The applicant had provided the Commission with a drawing highlighting the lettering style and dimensions of the sign with her application dated June 1, 2012. Ms. Hastings explained that she will be utilizing the existing green sign above the doorway on the building at 1 East Main Street, but will update it by painting it black and adding lettering in white. It is only an artistic change as the position and the dimensions will remain the same. The lighting above the sign will remain as it has been in the past.

Mr. Zedalis made a motion to approve the sign as described with a black background and secondary white lettering as shown on the drawing. Ms. Carpenter seconded the motion.

ROLL CALL: The result of the roll call was 3 to 0 as follows:

In Favor:         Carpenter, Dannenbaum, Zedalis  
Opposed:         None  
Abstentions:     None

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

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**HC: 21-12:     Duffy, Kevin & Hillary – Garage Renovation and Relocation of Existing Shed  
Block 1901, Lot 6, 4 Prospect Street (**Recommendation to BOA**)**

Mr. Duffy opened his application to the Commission by providing some background on the property, the room layout, past occupants, renovations previously made and those still necessary to help explain the garage renovation design plans. The applicant provided the Commission with colored photographs of the property and garage/driveway access along with architectural drawings of the proposed addition on his application dated June 12, 2010.

He continued that the proposed addition would enhance the streetscape of the property. The renovated garage would have a more attractive roof elevation with windows and the carriage style garage doors. It would add to the aesthetics and character of the home.

The Commission reviewed the drawings and questioned Mr. Duffy as to the specific materials that would be used in the renovation to assure that they would be in line with the historic fabric of the home. Mr. Duffy explained that Timberline roof shingles, cedar clapboard siding, Pella architectural simulated divided-light windows, blue stone pavers, and a chimney cap would be used.

Chair opened the meeting to questions and comments by the public. There being none, the public session was closed.

Mr. Zedalis made a motion to recommend to the BOA, HPC approval of the application for proposed changes submitted by Mr. Duffy based on the elevations dated March 19, 2001 (as prepared by Robert Poole, Surveyor), and the architectural drawing prepared by East West Architects on June 12, 2012 showing removal of the existing small inaccessible 2 car garage addition and replacing with it a larger 1 and ½ story garage including a small playroom above a new mudroom with stairs, and a new porch portico to mudroom facility. Materials will be as discussed. This is to also include the garage doors that will match the artist rendering of wooden or metal clad carriage style with iron hardware as depicted on the architectural drawings. Motion seconded by Mr. Dannenbaum.

ROLL CALL: The result of the roll call was 3 to 0 as follows:

In Favor:        Carpenter, Dannenbaum, Zedalis  
Opposed:        None  
Abstentions:    None

The motion carried. Ms. Callahan will prepare a letter of recommendation to the Board of Adjustment.

The Commission then moved on to discuss Mr. Duffy's desire to relocate the existing shed on the property. The applicant provided the Commission with colored photographs of the shed, views from different perspectives on the property, and architectural drawings of the property with the proposed shed relocation. Mr. Duffy explained that the proposed new addition would limit full access to the shed in its existing location.

Mr. Duffy stated that he would continue improvements to the property by upgrading the landscaping around the shed, lining the entrance to the shed with Belgium blocks (similar to the driveway) and creating a small retaining wall behind the shed since the property slopes downward in the proposed location.

The Commission reviewed the drawings of the proposed relocation of the shed. Their main concern was how the relocation of the shed would impact the neighbor. The Commission questioned Mr. Duffy as to whether the relocated shed would block the neighbor's garage window and how much lighting the neighbor would have. The Commission also questioned the stockade fencing behind the shed and between the properties and whether or not the neighbor would have a view of the shed or shed roofline. Mr. Duffy explained that he has consulted with his neighbor and discussed all modifications with him. Ms. Carpenter mentioned that the neighboring property owner had the opportunity to come to the meeting to bring forth any concerns.

Chair opened the meeting to questions and comments by the public. There being none, the public session was closed.

Mr. Zedalis reiterated to Mr. Duffy the Commission's concerns in relocating the shed as it may affect his neighbor's view and any approvals would be conditional on this issue. They requested that he be mindful of the roof line and the height of the shed foundation, that the relocation could not block his neighbor's garage window and that the shed should be set back at least 3 feet on each side.

Ms. Carpenter made a motion that the Commission recommends to the Board of Adjustment the HPC's approval of the application for the shed relocation based on the survey drawings dated March 19, 2001. It would be acceptable with the addition of appropriate architectural landscaping to soften and blend the shed lines in order to reduce the visibility from the neighbor's perspective and to maintain the neighbor's lighting source in his garage window. The shed should not block the neighbor's window.

ROLL CALL: The result of the roll call was 3 to 0 as follows:

In Favor: Carpenter, Dannenbaum, Zedalis  
Opposed: None  
Abstentions: None

The motion carried. Ms. Callahan will prepare a letter of recommendation to the Board of Adjustment.

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**HC 23-12:** **Sue Scharfenberg**– Sign (Grand Bazaar)  
Block 1501, Lot 41, 6 Hilltop Road

The applicant had provided the Commission with photos and a description of the sign location with her application dated June 18, 2012. The applicant is relocating across the street from 5 Hilltop Road to 6 Hilltop Road and wishes to relocate her existing sign to the new location. Commission had no problem with the relocation of the existing sign and the location of the sign on the far right sign post. At the request of the Commission, the applicant agreed to paint the sign post black to enhance the visual effect.

Chair opened the meeting to questions and comments by the public. There being none, the public session was closed.

Mr. Zedalis made a motion to approve the proposal to move the existing Grand Bazaar sign from 5 Hilltop to 6 Hilltop Road. The sign will be hung on the far right post as you face the building. The Commission recommends the post be painted black to match the sign. Mr. Dannenbaum seconded the motion.

ROLL CALL: The result of the roll call was 3 to 0 as follows:

In Favor: Carpenter, Dannenbaum, Zedalis  
Opposed: None  
Abstentions: None

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

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## **OTHER BUSINESS**

**Zenjon Enterprises, LLC:** The Commission reviewed and discussed the report that was prepared from the Historic Preservation Commission to the Board of Adjustment. Mr. Zedalis commented that the report captured everything that was previously discussed by the Historic Preservation Commission. The memo accurately stated their views and comments on the property and proposed construction. The report will be forwarded to the applicant and the Board of Adjustment.

**Main Street Banners:** Mr. Zedalis informed the Commission that Mayor Henry issued a letter regarding signage in the Borough and specifically requesting the input of the Commission on hanging banners for civic events in the Borough.

Mr. Dannenbaum stated that fundamentally he is not opposed to banners hung across Main Street as long as parameters are set and there are stipulations and controls. Historically, banners have been hung in years past. He also stated that given all the civic organizations in town, a banner may perpetually be hung across Main Street.

Ms. Carpenter expressed that the historic integrity of the District should be maintained. Although, it is true that banners have hung across Main Street historically in the past, the size, look and feel of shiny vinyl banners are not in concert with the Historic District. Banners do not enhance the historical integrity of the District, and given the detailed effort the Commission has made to preserve the

Borough's streetscape, the use of banners needs to be carefully considered. Perhaps another solution could be found.

Mr. Zedalis stated that he does not mind banners hung across Main Street as it does invite the small town feeling. He respects Ms. Carpenter's comments on preserving the Historic District. The issue for him is where to put the banner, and whether the Main Street Corridor would be more appropriate.

Mr. Zedalis proposed that the Commission members discuss with family, friends, and neighbors to hear more voices and opinions on the matter. He would like a greater sampling of input especially since the many of the Commission members were not present. The discussion was tabled until the July 16 meeting.

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**Post Office:** Mr. Zedalis informed the Commission that the trailers have been moved from the Post Office. And that his suggestions for landscaping may soon be acted upon.

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**JCP&L Power Station:** To be discussed at the next meeting.

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**Thompson House:** The Commission is very interested in this property and wishes to discuss it further at the next meeting after they gather more information on the house. They would like to recommend that the Borough Council consider what the Borough can do to preserve the house. The Commission recognized the historic value of the home and the content of the house, as it is on the National Historic Registry. The Commission also commented that it sat on a beautiful piece of property with outstanding view; hence, it was unique in both historic content and landscape. They would like to challenge the Borough to consider various options to preserve this house. Perhaps it can be purchased by the Borough and used as Borough meeting space, administrative offices, or an alternate revenue stream such as rental or event space.

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**PB Meeting Feedback-Solar Panel Discussion:** Mr. Zedalis updated the Commission on the last Planning Board meeting that he and Mr. Cusano attended. Mr. Zedalis was asked by the Planning Board to state the Historic Preservation Commission's view on solar panels. At the meeting he read the memo that the HPC had prepared stating that the Commission was opposed to panels on poles and roofs that could be seen from the street along the public way. Residents can put panels on the back of their homes as long as these panels are not viewed from the street. This is in keeping with the mission of the Commission within the District. The Planning Board will take this into consideration in the drafting of the ordinance. As new technology evolves, the Commission can reconsider as panels are updated.

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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 9:45 p.m. The next meeting of the Historic Preservation Commission will be held on Monday, July 16, 2012 at 7:30 p.m. at the Phoenix House, 2 West Main St., Mendham, NJ.

Respectfully Submitted,

Cynthia Delane  
Land Use Assistant