

**MINUTES OF THE  
MENDHAM BOROUGH  
HISTORIC PRESERVATION COMMISSION  
SPECIAL MEETING  
June 29, 2009  
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 7:30 p.m. at the Phoenix House, 2 West Main Street, Mendham, NJ. This meeting replaced the June 15, 2009 regular meeting that was cancelled due to lack of quorum.

**CHAIR'S OPENING STATEMENT**

Notice of this meeting was published in the Observer Tribune and Daily Record on June 25, 2009 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. N. Cusano – Present  
Mr. M. Furgueson – Present  
Mr. C. Nicholson - Present

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

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**MINUTES**

Mr. Cusano made a motion to approve the minutes of the May 18, 2009 regular meeting of the Commission as written. Mr. Nicholson seconded. All members being in favor, the minutes were approved.

**APPLICATIONS**

Mr. Cusano recused from the Commission.

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**HC 10-09:**     **Blumers, Marcy & John** – Review of Addition  
Block 601, Lot 27, 9 Mountain Avenue

Present:        Marcy Blumers, Applicant  
                  Nick Cusano, Cusano Associates –Architect

The Blumers had presented elevations, materials list and photos to the Commission with their application dated June 5, 2009.

Mr. Cusano explained that there is a history to the property at 9 Mountain Avenue. There have been several additions over time and the most current are not the most historically correct nor are they sympathetic to the architecture of the original home. In terms of the new addition, the proposal is to add a bedroom in the back of the home and restore the finishes. The vinyl siding will be removed and cedar clapboard will be used to match other parts of the home. The moldings and trim will be taken up a notch in terms of thickness. Real wood shutters will be used and old windows will be replaced. The existing windows do not even line up. The home will be re-roofed and rakes that were originally part of the design will be added. The home was originally Italianate with overhangs, but they cannot be restored. A bay will be added to the back. There will be a stone foundation with cantilevering with the 18 inch bay in the kitchen area.

Responding to Mr. Zedalis on the round window proposed, Mrs. Blumers stated that it is really a vent and a round vent will be replacing it. Mr. Cusano added that at the present time it is semi-circular and out of scale.

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

Mr. Nicholson made a motion to approve the application in accordance with the plans dated 6/3/09 prepared by Cusano Associates. Mr. Furgueson seconded.

ROLL CALL: The result of the roll call was 5 to 0 as follows:

In Favor: Jones-Curl, Furgueson, Nicholson, 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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Mr. Cusano returned to the Commission.

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**HC 11-09: Risser, Randall & Jane – Review of Addition  
Block 1901, Lot 5, 2 Prospect St.**

Present: Jane Risser, Applicant  
Daniel Encin, Mendham Design – Architect

The Rissers had provided the Commission with elevations, materials list and photos with their application dated June 8, 2009.

Mr. Encin explained to the Commission that the plan is to remove a large covered porch off the left side of the home and construct an addition. This is the rear yard. The front of the home faces the side yard. Years ago the porch had been a total wrap around, but part of it has been removed. The current layout of the home has chopped up rooms. The addition will contain a great room, informal dining room and mud room. The dormer ties into a new hip roof. They are changing the existing home as little as possible and making the addition blend. The only thing that they cannot match is the existing 2 ft. stone foundation. The cost is exorbitant. They will match it with a stucco based finish in the same tone.

Mr. Cusano advised that he and Mr. Encin had discussed the dormer and a change in siding to make it tie into the rest of the home. Mr. Nicholson commented that the addition is primarily in the rear of the home although a little can be seen from the street.

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

Mr. Cusano made a motion to approve the application based on the plans dated June 8, 2009 as prepared by Mendham Design and with a change of the dormer siding to match the rest of the addition. Mr. Nicholson seconded.

ROLL CALL: The result of the roll call was 5 to 0 as follows:

In Favor: Jones-Curl, Cusano, Furgueson, Nicholson, 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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Ms. Jones-Curl and Mr. Furgueson recused from the Commission as residents within 200 ft. of the property to be discussed.

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**HC 09-09: Borough of Mendham – Review of Open Space Subdivision (Recommendation)  
Block 602, Lots 3.01, Lot 3, 34 B and 34 East Main St.**

Present: Ellen Sandman, Borough Administrator

Ms. Sandman had previously provided the Commission with photographs of the property and ideas for the garden layout. She explained that Borough is closing on the property on June 30. There is an encumbrance with the existing driveway that cannot be moved. Utilizing the diagrams she had provided, she described the location of the well, garden and trellis. The plan is to open the property bringing a piece of the existing fence to the front so that people will be drawn into the garden. They are thinking of having bike racks and a place for strollers.

Responding to Mr. Cusano on whether a landscape architect would be hired for the project, Ms. Sandman advised that there were no plans. It is a Borough financial decision. She is requesting help with the concept and the garden club will take on the maintenance. This is a unique opportunity for a team effort.

Mr. Cusano expressed his opinion that there are two levels of discussion. In terms of his role as an Historic Preservation Commission member, moving the fence forward and taking pieces of the fence out might not negatively impact the streetscape. Bike racks would. In terms being a member of the Mendham Borough public, he has a question on how the whole piece of property is being utilized. There is a certain amount of work that needs to be done in order to make it a public park. Fencing may need to be changed.

Mr. Nicholson added that it is a special property and we need to protect what is there as a passive park. Perhaps a landscape architect would donate some time or a fundraiser could be held. Mr. Cusano added that there is not a Historic Commission function. Mr. Dannenbaum reinforced that the integrity of the streetscape must be maintained.

Chair opened the meeting to comments by the public. Mr. Fergusson, speaking as the public, stated that the Commission requires residents to come before them with complete plans so that they can see what the project will look like. They hold the residents to a standard. He understood the Borough financial position, but the residents also have limited budgets.

After discussion, Ms. Sandman advised that she would return to the Council to see if they would make any funds available.

Mr. Zedalis reinforced that they need help to see what the garden and the approach would look like. It needs to be landscaped so that one enters a public garden and does not feel like they are entering a private sideyard. That is not an easy thing to accomplish. Mr. Cusano requested elevations and materials to be used, particularly for the fencing.

There being no additional comments or discussion, the Commission requested follow-up with further information.

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**PUBLIC COMMENT**

Mr. Zedalis opened the meeting to public comment or questions on any items that were not on the agenda. There being none, the public session was closed.

**ADJOURNMENT**

There being no additional business to come before the Commission, on motion duly made, seconded and carried, the meeting was adjourned at 8:30 p.m. The next meeting of the Historic Preservation Commission will be held on Monday, July 20, 2009 at 7:30 p.m. at the Phoenix House, 2 West Main St., Mendham, NJ.

Respectfully Submitted,

Diana Callahan  
Recording Secretary

