

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION**

**REGULAR MEETING MINUTES OF
February 24, 2014 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 7:30PM 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 10, 2013 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. C. Jones Curl
Mr. N. Cusano
Mr. C. Nicholson
Mr. M. Zedalis

Absent: Mr. J. Dannenbaum
Ms. S. Carpenter – Alternate II

Also Present: Ms. M. Kaye, Secretary

#####

MINUTES

Mr. Nicholson made a motion to approve the minutes of the reorganization and regular meeting of January 27, 2014. Ms. Jones Curl seconded. On a voice vote, all were in favor and the minutes were approved, as written.

#####

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.

#####

DISCUSSION

HPC Vacancy – Mr. Zedalis opened the floor for nominations for an Alternate Member of the Commission. One nomination was made and is currently under consideration. The Commissioners agreed to continue seeking out additional candidates. A brief discussion followed regarding the number of Commissioners that are required to live in the Historic District.

#####

APPLICATIONS

HPC #01-14: DeAngelo, George – Addition
59 West Main Street
Block 302, Lot 4

Mr. DeAngelo distributed photographs and a letter from a neighbor for Commission review. Mr. Cusano reviewed Applicant's revised plans dated February 10, 2014 and stated that almost all changes set forth in the record drawing had been made. Mr. DeAngelo indicated that he did not have the proper software to show the SDL windows as they will be installed but did note it on the plan.

Mr. Cusano had two comments related to notes on the revised drawings:

- (1) "Optional Vinyl Shutters": Plans should indicate that if vinyl shutters are to be used, they will be half the width of the window. If shutters are not used, Applicant will install 3½" casing that matches what is shown for the rest of the house.
- (2) Front Door: Although the Commission had already instructed Mr. DeAngelo to use the front door depicted on the September 25, 2013 drawings, the door style has changed a number of times on subsequent plans. The Commission requested that the Applicant utilize the earlier style of door, but without the leaded side lights.

Mr. Cusano proposed that the revised drawings are acceptable as long as they incorporate the above comments. Mr. DeAngelo confirmed that the side lights will be "see-through" glass.

Mr. Cusano made a motion to authorize a resolution approving the drawings dated February 10, 2014 subject to the following conditions: (1) vinyl shutters, if used, will be half the width of the window, or in lieu of shutters, 3½" casing will be used to match the 3½" casing used on the rest of the house; and (2) the front door will match door shown on drawings dated September 25, 2013 with one modification, i.e., single glass side lights rather than leaded glass side lights. Motion was seconded by Mr. Nicholson.

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

In favor: Jones Curl, Cusano, Nicholson, Zedalis
Opposed: None
Abstentions: None

The motion carried. Ms. Kaye will draft a recommendation to the Board of Adjustment.

The Commissioners were very pleased that the Applicant opted for hardy plank rather than vinyl siding as discussed at the January 24, 2014 meeting. Mr. DeAngelo agreed to use hardy plank casing should he decide against vinyl shutters.

Mr. Cusano created a record drawing of the front door using the September 25, 2013 drawings. Mr. DeAngelo was provided with a photocopy and instructed to revise the current plans to incorporate that door, but with single pane sidelights rather than leaded glass. He was further instructed to update the drawings prior to filing an application with the Board of Adjustment.

####

ADJOURNMENT

There being no additional business to come before the Commission, Mr. Cusano made a motion for adjournment which was seconded by Mr. Nicholson. On a voice vote, all were in favor and the meeting was adjourned at 7:56PM. The next regular scheduled meeting of the Historic Preservation Commission will be held on Monday, March 17, 2014 at 7:30PM at the Phoenix House, 2 West Main Street, Mendham, NJ.

Respectfully Submitted,

Margot G. Kaye

Margot G. Kaye
Commission Secretary