

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION**

**MINUTES OF THE REGULAR MEETING
July 17, 2017 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 Chair 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 26, 2017 in accordance with the Open Public Meetings Act and posted on the bulletin board of the Phoenix House on the same date.

ATTENDANCE

Mr. Scott Callahan – Present	Mr. M. Zedalis – Present
Mr. N. Cusano – Recused	Mr. J. Dannenbaum – Present
Mr. B. Patton – Present	Mr. Van Arsdale - Present
Mr. C. Nicholson, Alternate I – Absent	

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MINUTES

Mr. Patton made a motion to approve the minutes of the regular meeting of May 15, 2017 and Mr. VanArsdale seconded. All members being in favor, the minutes were approved as written.

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PUBLIC COMMENT

Mr. 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

**HPC #14-17 Offices of William R. Connelly, LLC, and
Karen A. Ermel, L.L.C.
61 West Main Street
Block 305 Lot 1
Site Plan Waiver – Sign Change**

Present: Mr. William R. Connelly

Mr. Connelly explained that he is moving his law office to 61 West Main Street and will be changing the current sign to reflect the new attorney names. The sign will be blue, carved and painted and the same size as the current sign. The sign will have the same illumination that exists currently.

Mr. Patton made a motion to approve the application as submitted and Mr. Callahan seconded.

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

In favor: Callahan, Patton, VanArsdale, Zedalis
Opposed: None
Abstentions: None

The motion carried.

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HPC #15-17 Corey and Kristen Dubnoff
13 Mountain Avenue
Block 601, lot 25
Home Renovation

Present: Mr. and Mrs. Dubnoff

Mrs. Dubnoff mentioned that they informally spoke with the Commission about their remodeling ideas back in March. They incorporated the suggestions from the Commission and have removed the second floor access hallway from the main house to the addition above the garage. Mrs. Dubnoff added that the materials would be the same as they are now, and the garage would be stucco. The Commission expressed the attractiveness of the photos, but felt they needed more information like architectural plans and a materials list to make a more informed decision. Mr. and Mrs. Dubnoff agreed to submit the materials to the Commission secretary as soon as possible.

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HPC # 9-17 Sarah Slover
56 West Main Street
Block 1801, Lot 15
Home Renovation and Addition

Present: Ms. Sarah Slover, Applicant
Mr. Nick Cusano, Architect

Ms. Slover stated that she would like to remove the white garage that was added between the original stone house and the red barn years ago. This change will revert the home to its original historic look and also allow for a one and a half story addition off the easterly side of the house for a master bedroom and bathroom.

Mr. Cusano had appeared before the Commission in May to discuss proposed driveway improvements, and said the applicant is appearing before the Board of Adjustment for a few variances needed to do the alterations. He also mentioned that there are no plans at this time to build a new garage after removing the white garage in the center of the house. He mentioned that all the materials on the addition will match those of original brick home including the roof, the brick on the chimney, the siding and windows.

The Commission felt that the modifications would greatly enhance the streetscape of the home.

Mr. Patton made a motion to approve the application as submitted and Mr. Callahan seconded.

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

In favor: Callahan, Patton, VanArsdale, Zedalis
Opposed: None
Abstentions: None

The motion carried.

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HPC # 13-17 Aryan at Mendham, LLC
25 East Main Street
Block 1501, Lot 11
Dunkin Donuts with Drive Thru

Present: Mr. Nick Cusano, Architect
Mr. Dwar Patel, Applicant
Mr. David Fantina, Civil Engineer

Mr. Cusano mentioned that the existing building is no longer viable. He showed the Commission a picture of the proposed new Dunkin Donuts building, which is proposed to have two, two-bedroom apartments upstairs. The building is anticipated to be hardy plank siding in a cream color with a real stone foundation, a gambrel roof with copper gutters and all copper flashing. There are two signs proposed on the building, both engraved and painted, with downlights. A 5'5" x 3'7" free standing sign is proposed in front, with opposing spotlights. Mr. Cusano pointed out that the proposed sign is smaller than the standing signs on both neighboring properties. He added that they removed all parking spaces on the westerly side of the building to give it a more residential feel, and that there were 27 available parking spaces in the rear. He mentioned that this applicant will be appearing before the Board of Adjustment in September for a few variances.

Mr. Fontina discussed the one-way drive around, entering on the western side and exiting on the eastern side. He mentioned there would be a kiosk towards the rear for ordering at the drive through and that there were proposed directional signs. He mentioned the applicant is proposing 12 lighted poles on the property, and the Commission felt they wanted the lighting as minimal as possible while still meeting code requirements. He also stated that the trash dumpster towards the rear of the property would have a fence enclosure.

Mr. Zedalis opened the meeting up to public comment, and Mr. and Mrs. Hill, spoke against the Dunkin Donuts application for several reasons. They felt it destroyed the uniqueness of the town as well as threatened the safety of their children walking back and forth to school. Mr. Hill mentioned traffic concerns as well, stating that they already have a tough time exiting out of their Main Street property.

After discussion amongst the Commission members, they stated the following as conditions of approval:

- Lighting should be reduced to a minimum as allowed by Borough code, and also avoid off-site glare
- The signage in windows should fall within the limitations of total sign allowance
- The HPC is very concerned about increased traffic congestion
- The HPC is also worried about the potential impact on children's safety walking back and forth to school
- The HPC is against more traffic lights on Main Street
- The lighting in the parking area should be concealed and downward directed

Based on the above conditions, Mr. Patton made a motion to approve the application and Mr. Callahan seconded.

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

In favor: Callahan, Patton, VanArsdale, Zedalis
Opposed: None
Abstentions: None

The motion carried.

ADJOURNMENT

There being no additional business to come before the Commission, Mr. Zedalis made a motion for adjournment at 9:20pm. The next regular meeting of the Historic Preservation Commission will be held on Monday, August 21, 2017 at 7:30PM at the Phoenix House, 2 West Main St., Mendham, NJ.

Respectfully Submitted,

Carolyn Mazucco

Commission Secretary