

**MINUTES OF THE  
MENDHAM BOROUGH  
HISTORIC PRESERVATION COMMISSION  
October 15, 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 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 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 – Present	Mr. M. Zedalis – Absent
Mr. N. Cusano – Present	Mr. J. Dannebaum, Alternate I – Present
Mr. M. Furgueson – Absent	Ms. S. Carpenter, Alternate II- Present
Mr. C. Nicholson – Present	

Also present: Cynthia Delane, Land Use Assistant

#####

**MINUTES**

Mr. Cusano made a motion to approve the minutes of the regular meeting of September 17, 2012 as written. Mr. Nicholson seconded. Ms. Jones-Curl and Ms. Carpenter abstained. 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 32-12:**     **Rizzo, Kate**– Review of Porch Replacement  
Block 201, Lot 24, 77 West Main Street

Present:       Mike Rizzo, Applicant  
Eric Grier, Contractor for the Applicant

The applicant provided photographs of the existing porch and drawings with specifications of the proposed porch renovation including details of the rail and trim design with their application dated September 16, 2012. The Commission reviewed the application and pictures.

The applicant came before the Commission seeking guidance on the aesthetics of the materials. As the existing porch is not original, they hope to rebuild with a closer match and style to the original character of the home.

Mr. Cusano discussed with the Contractor the type of railing system he would be installing and the amount of customization available. Mr. Cusano's aesthetic preference would be to have the spacing between the rails be 3 inches or less. Chair opened the meeting for comments by the public. There being none, the public session was closed.

Mr. Cusano made a motion to approve the application as submitted for the porch replacement with the condition that the spacing in between the rails be 3 inches or less. Mr. Nicholson seconded the motion.

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

In Favor: Jones-Curl, Cusano, Nicholson, Dannenbaum, Carpenter  
 Opposed: None  
 Abstentions: None

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

#####

**HC 01-12:** Ingersoll, Deborah – Review of Elevations (BOA Condition)  
 Block 305, Lot 24, 77 West Main Street

Present: Ms. Deborah Ingersoll, Applicant

The application before the Commission was being presented as a result of the Board of Adjustment approval. A condition of the resolution called for the review and approval of the plans by the Historical Preservation Commission. This is a continuation of the applicant's previous submission to the Historical Preservation Commission.

Ms. Ingersoll brought the Commission up to date by reviewing the current architectural drawings approved by the BOA and discussed the changes required by the BOA since the last application that was approved by the Historical Preservation Commission. She explained that the project was scaled down considerably: (1) there will not be any business use, (2) the chimney was no longer in the design, (3) the front of the house will appear "like a porch" as it is "L shaped" and will run horizontally with the street, and (4) the barn/garage will have a faux door for aesthetics.

Mr. Cusano made the comment that these changes improved the look of the home. Mr. Nicholson stated that the Commission went through a detailed prior review, and that the applicant has a track record of improving the aesthetics of the home based on their prior renovation work.

Chair opened the meeting to questions by the public.

Mr. Cusano made a motion to approve the application and plans as submitted. Mr. Nicholson seconded the motion.

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

In Favor: Jones-Curl, Cusano, Nicholson, Dannebaum, Carpenter  
 Opposed: None

Ms. Callahan will prepare a letter to the BOA and the applicant advising of the approval in accordance with the BOA resolution condition.

#####

## **OTHER BUSINESS**

### **Minor Application Definition Review:**

Mr. Nicholson reviewed with the Commission the practice on minor application reviews including what type of minor applications are currently permitted by the By-Laws. He asked that the Commission consider expanding that list to include additional types of replacements. He explained that he has had discussions with Chair, Mike Zedalis and a list of additional types of minor applications that could be handled under discretionary authority of the Chair/Vice Chair has been created.

Mr. Cusano expressed that the Commission should support these types of minor applications to assist the homeowners with a quick turnaround and so that the Commission could focus on those applications that required more attention.

Mr. Nicholson added that if a resident has a good experience with the Commission it enhances the Commission's community relations and good will perspective. The residents would be more apt to support the Commission.

Mr. Nicholson made a motion to give additional discretion to the Chair/Vice-Chair and add the additional 7 types of minor applications presented to the Commission's By-Laws. Mr. Cusano seconded the motion.

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

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

Ms. Callahan will amend the by-laws and provide them to the Commission at the November 19 meeting.

#### **ADJOURNMENT**

There being no additional business to come before the Commission, on motion duly made, seconded and carried, the meeting was adjourned at 7:55 p.m. The next meeting of the Historic Preservation Commission will be held on Monday, November 19, 2012 at 7:30 p.m. at the Phoenix House, 2 West Main St., Mendham, NJ.

Respectfully Submitted,

Cynthia Delane  
Land Use Assistant