

**MINUTES OF THE  
MENDHAM BOROUGH  
HISTORIC PRESERVATION COMMISSION  
October 19, 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.

**CHAIR'S OPENING STATEMENT**

Notice of this meeting was published in the Observer Tribune and Daily Record on January 26, 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 – Absent  
Mr. N. Cusano – Present  
Mr. M. Furgueson – Absent  
Mr. C. Nicholson - Present

Mr. M. Zedalis – Present  
Mr. J. Dannebaum, Alternate I – Present (7:35 p.m.)  
Ms. Susan Carpenter, Alternate II- Present

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**MINUTES**

Mr. Cusano made a motion to approve the minutes of the June 29, 2009 special meeting of the Commission as written. Mr. Zedalis seconded. All members being in favor, the minutes were approved.

**APPLICATIONS**

**HC 15-09:**     **La Pergola** – Review of Fence  
Block 301, Lot 35, 7 West Main St.

Present:        Mr. Grande, Applicant

Mr. Grande had submitted an application to the Board of Adjustment for a site plan waiver. The Historic Commission review is in conjunction with that application. The application is for a fence, porch enclosure and stove in the basement. Plans were submitted with the Historic Preservation Commission application dated September 22, 2009.

Mr. Grande explained to the Commission that he wanted to install a screen door in the rear by the staircase area to prevent insects from entering his store. Commission discussed that it was not visible from the street and they had no objection.

Mr. Cusano made a motion to approve the screen door. Mr. Nicholson seconded.

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

In Favor:       Cusano, Nicholson, Dannebaum, Carpenter, Zedalis  
Opposed:       None  
Abstentions:   None

The motion carried. The door was approved

In terms of the front of the building, Mr. Grande stated that he likes to plant flowers and the deer are eating the flowers in the front even though it is the center of town. They come up to the sidewalk. He would like to install a four foot fence similar to that at the Black Horse Inn. It will match the

Black Horse fence with the exception of the horses on the posts. It would be wrought iron with cast aluminum posts. It would be painted black. There will not be a gate.

Mr. Cusano made a motion to approve a wrought iron fence similar to the Black Horse Inn fence with posts of cast aluminium. It will be painted black. Mr. Nicholson seconded.

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

In Favor: Cusano, Nicholson, Dannebaum, Carpenter, Zedalis  
 Opposed: None  
 Abstentions: None

The motion carried. The fence was approved.

The approvals will be communicated to the Board of Adjustment as recommendations. Applicant was reminded that permits would also be required.

**HC 16-09:** TD Bank – Review of Signage  
 Block 1501, Lot 29, 29 East Main Street

Present: Peggy Fernandez, Philadelphia Sign Co.

Ms. Fernandez had submitted sign designs with the TD Bank application dated October 9, 2009. She explained to the Commission that the existing TD Bank location would like to change their signs to conform to the new logo. They would be changing the existing wood signs to their standard signs similar to the existing aluminum panel. According to the Zoning Officer no site plan changes are required.

Commission did not have an issue with any of the signs located in the back and were supportive of signs enumerated as E21, E22 and E23. They did not have an issue with changing the existing aluminum sign on the front NO1 just to add “Open 7 days”. They were not supportive of changing the “Enter” and “Exit” signs on the streets to aluminum. The signs that exist along the street are in keeping with the character of the town. An aluminum sign at that location is too commercial in nature and does not support the more rural character. We do not have branding at the street in the Historic District.

Mr. Nicholson made a motion to approve the sign change with the exception of E17 and E18, the “Enter” and “Exit” signs along the street. Mr. Zedalis seconded.

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

In Favor: Cusano, Nicholson, Dannebaum, Carpenter, Zedalis  
 Opposed: None  
 Abstentions: None

A letter of approval will be prepared with copies to the Zoning Officer and Construction Official. Applicant was reminded that permits were required.

## **PUBLIC COMMENT**

Mr. Zedalis opened the meeting to public comment or questions on any items that were not on the agenda.

Messrs. Peter and Charles Rowe, 63 East Main Street, had received notification that their farm was proposed to be included in the Historic District in an ordinance under consideration by the Borough Council. Mr. Peter Rowe explained to the Commission that they had a working farm and it does not interfere with the character of the town. Many towns can micro manage farms and it is necessary to be able to get permits when one needs them. They have their farm in the Farmland Preservation program and have now renewed twice.

Mr. Nicholson explained to the Rowe’s that he is sympathetic to farmers as he is one. The Commission does not have anything to do with how they operate. They are only interested in protecting the streetscape. He explained that 20 years from now someone might want to replace the house and the Commission would be interested in assuring that it is in keeping with the streetscape. Addressing the replacement of a rail in the fence along the street, Mr. Nicholson advised him that a replacement in the same fence would not be an issue. He related the story of how he had come to the

Commission with his own home before he was a member, and while he was not originally pleased that he had to have the review, he obtained many good suggestions. Now he is a member.

Ms. Carpenter explained that the Commission is interested in preservation. Her home is scheduled to be part of the second phase and they are supportive of it as they are investing in preservation and this will assure that in the future the character is maintained.

The Rowe's also had plans to discuss their concern with the Borough Council.

#### **ADJOURNMENT**

There being no additional business to come before the Commission, on motion duly made, seconded and carried, the meeting was adjourned at 8:25 p.m. The next meeting of the Historic Preservation Commission will be held on Monday, November 16, 2009 at 7:30 p.m. at the Phoenix House, 2 West Main St., Mendham, NJ.

Respectfully Submitted,

Diana Callahan  
Recording Secretary