

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION**

**REGULAR MEETING MINUTES OF
October 20, 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, Commission Chair, at 7:31PM 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. S. Carpenter – Alternate II
Mr. N. Cusano
Ms. C. Jones Curl
Mr. C. Nicholson
Mr. M. Zedalis

Absent: Mr. J. Dannenbaum
Mr. R. Patton – Alternate I

Also Present: Ms. M. Kaye, Commission Secretary

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MINUTES

Mr. Zedalis made a motion to approve the minutes of the regular meeting of July 21, 2014, which was seconded by Ms. Carpenter. On a voice vote, all eligible voters were in favor and the minutes were approved, as written.

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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.

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APPLICATIONS

HPC #16 -14 – Highmark Properties: 10 Orchard Street, Block 601, Lot 17
Addition/Renovation

Present: Michael Davis, Developer

Mr. Davis presented his plans for the property and explained that Borough regulations make it difficult to design a home that maintains the historic character of the neighborhood while complying with the zoning ordinance. The Commission agreed that a hardship does exist as the undersized lot was created prior to the ordinance.

Plans submitted depicted an addition to be built onto the rear of the existing structure making it three (3) stories high. Discussion followed regarding the proposed height of the new structure and the consensus of the Commission was that it was too tall in relation to other neighboring homes. Mr. Cusano recommended that the addition be built using the current footprint of the entire dwelling rather than just the rear section. He also suggested using just one material on the exterior in order to minimize the perception of height. Mr. Davis stated his intention to maintain the current streetscape and to replicate the materials currently present. He also agreed to replace the current windows with SDL windows.

Mr. Cusano advised Mr. Davis to have his architect confirm the height of the surrounding homes and suggested that a hip roof at ceiling level would lower the height considerably without losing the 3rd floor space.

Mr. Davis agreed to revise the plans to accommodate the Commission's recommendations and to return for further review. Noting that the plans were revised by hand to show the location of the driveway, Mr. Cusano indicated that the plan schedule must be revised as well to reflect the updated lot coverage and building coverage amounts.

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OTHER BUSINESS

Barn – 4 Peacock Lane – After discussion regarding the condition of the barn located toward the rear of the property, the Commission unanimously agreed that restoration of the structure is not necessary if it would require demolition and reconstruction.

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ADJOURNMENT

There being no additional business to come before the Commission, Mr. Cusano made a motion for adjournment which was seconded by Ms. Carpenter. On a voice vote, all were in favor and the meeting was adjourned at 8:36PM.

The next regular scheduled meeting of the Historic Preservation Commission will be held on Monday, November 17, 2014 at 7:30PM at the Phoenix House, 2 West Main Street, Mendham, NJ.

Respectfully Submitted,

Margot G. Kaye

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Commission Secretary