

**MINUTES OF THE
MENDHAM BOROUGH
HISTORIC PRESERVATION COMMISSION
November 16, 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 – Present
Mr. N. Cusano – Present
Mr. M. Furgueson – Absent
Mr. C. Nicholson - Present

Mr. M. Zedalis – Present
Mr. J. Dannebaum, Alternate I – Absent
Ms. Susan Carpenter, Alternate II- Present

Also Present: Peter Henry, Esq., Commission Attorney

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MINUTES

Mr. Nicholson made a motion to approve the minutes of the October 19, 2009 regular meeting of the Commission as written. Mr. Zedalis seconded. All members being in favor, the minutes were approved.

APPLICATIONS

HC 19-09: Vaz of Mendham – Review of Sign
Block 1501, Lot 41, 6 Hilltop Road

Present: Rachael Pellichero

Ms. Pellichero had provided sign design and dimensions with her application dated October 10, 2009.

Ms. Pellichero advised the Commission that the sign would hang by two chains on the existing post. It will be the same size as the previous sign that is 48 in. x 32 in. The sign they have selected has a scrolled top in black and gold leaf.

Chair opened the meeting to questions and comments by the public. There being none, the public session was closed.

Mr. Nicholson made a motion to approve the sign as submitted. Ms. Jones-Curl seconded.

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

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

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

Applicant was advised that they would also require a sign permit from the Construction Office.

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**HC 20-09: Leonardelli, Melinda – Review of Garage
Block 1901, Lot 37, 32 West Main St.**

Present: Jim Matarazzo, VJM Architecture

Mr. Nicholson recused from the Commission.

The applicant had provided elevations and materials list with her application dated November 2, 2009.

Mr. Matarazzo explained to the Commission that the existing garage is located on the property line. If they build a new one, a variance is not needed. If they use a square door then they will use square window openings. If they use arched doors, they will use an arched window opening. In terms of materials, hardiplank will be used to match the existing siding. The trim will be black or clark green. Anderson windows will be used to match the house. An asphalt shingle in black or charcoal will be used for the roof to match the home.

In discussion, Board agreed on the approach for the garage doors and recommended that the windows be SDL. Mr. Matarazzo advised that they were considering the SDL windows.

Chair opened the meeting to questions and comments by the public. There being none, the public session was closed.

Mr. Cusano made a motion to approve the plans as prepared by VJM Architecture dated November 2, 2009 with the following conditions:

- If they use an arch to the top of the door, arched window openings will be used.
- If the door is square, square window openings will be used
- Simulated Divided Light windows will be used in the front of the garage.

Ms. Jones-Curl seconded.

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

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

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

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Mr. Nicholson returned to the Commission.

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DISCUSSION

**Invitation to Comment – EBI Consulting
T-Mobile (Omnipoint)**

The Historic Preservation had received a letter from EBI Consulting requesting comment on the T-Mobile (Omnipoint) cell tower proposed for the Kings Shopping Center. The letter was received in accordance with Section 106 of the National Historic Preservation Act.

Mr. Zedalis expressed concern that the location shown in the diagram is not the latest being discussed by the Board of Adjustment. As the location and the type of tower in terms of design may change, it will be difficult to comment on a specific location and type.

Mr. Henry, Esq. explained to the Commission that the request received was for the impact on historic properties. It is not a general letter or recommendation letter from the Historic Preservation Commission to the Board of Adjustment. They can consider the properties in proximity and those that have a view of the 120 ft. pole.

Mr. Cusano noted that the tower at St. John's can be seen from Orchard and Park. That is quite a distance and it can be seen. The area by the Black Horse and Hilltop are even higher and the tower at Kings will be seen. Mr. Nicholson requested that a balloon or crane test be conducted for the Commission so that they can see the different views.

Addressing the impact of the height, Ms. Carpenter also noted that if there is a light on the top there is another issue to consider. Mr. Henry, Esq. advised that whether one is required would be determined by the FHA.

Commission discussed that EBI Consulting was requesting a response in 30 days and they would not have all the facts on the tower. It would be visible from all over affecting our historic properties. If the flag is lighted or if there is a light on the top, the negative impact is greater. They would want a balloon test. Other technologies should also be explored.

Members of the Commission expressed strong opinions that their role is to assure the historic nature of the streetscape is preserved. They noted that they requests business owners obtained permission to put up small 24" x 36" signs no where near the impact of a tower. The tower will have an intense negative effect to the streetscape of the Historic District and the Main St. Corridor. Given the topography of Mendham Borough the tower will be seen from many places and it is right on the access line through the Borough, Main Street. Newer technologies that sit on the telephone poles need to be explored. The location chosen is one of the worse.

The Commission requested that Mr. Henry, Esq. draft a letter to EBI for the Chair's signature. It should stress the highly negative impact of the tower. The Commission works painstakingly to avoid inconsistencies with the historic nature of the Borough. The tower will be grossly out of proportion. We are a low rise community and the tower is out of character with the Historic District. We ask that our residents make sacrifices to have reviews, and they work the economics of their homes to be consistent with the character. The tower undermines the efforts that they are making. The gateway now has a new building consistent with the character.

Chair opened the meeting to questions and comments by the public.

Mr. Frank Lupo, 17 Dean Road reminded everyone that there are historic sites around the proposed tower that would be viewing it. Pitney Farms is an example. The Sheep Farm is being included in the proposed expansion of the Historic District. There are alternative technologies that should be explored.

Commission requested that for the letter we also explore additional historic buildings and/or sites in the area of the Borough and the Township. Mr. Henry, Esq. also advised that the number of contributing buildings should be reported.

Mr. Henry, Esq. will work with Mr. Zedalis to complete and send the letter.

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ADJOURNMENT

There being no additional business to come before the Commission, on motion duly made, seconded and carried, the meeting was adjourned at 8:30 p.m. The next meeting of the Historic Preservation Commission will be held on Monday, December 21, 2009 at 7:30 p.m. at the Phoenix House, 2 West Main St., Mendham, NJ.

Respectfully Submitted,

Diana Callahan
Recording Secretary

