

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION**

**REGULAR MEETING MINUTES OF
November 17, 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 7:30PM 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 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: Mr. N. Cusano
Mr. J. Dannenbaum
Ms. C. Jones Curl
Mr. C. Nicholson
Mr. M. Zedalis

Absent: Ms. S. Carpenter – Alternate II
Mr. R. Patton – Alternate I

Also Present: Ms. M. Kaye, Commission Secretary

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MINUTES

Mr. Nicholson made a motion to approve the minutes of the regular meeting of October 20, 2014, which was seconded by Ms. Jones-Curl. On a voice vote, all eligible voters were in favor and the minutes were approved, as written.

Mr. Cusano made a motion to approve the minutes of the special meeting of November 4, 2014, which was seconded by Ms. Jones-Curl. 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 #17 -14 – Petriz, Javier: 6 Hampton Court, Block 1903, Lot 4
Replacement of Pool Fence

Present: Javier Petriz, Applicant

Applicant explained that he wants to replace a portion of the fencing around his swimming pool using the existing picket style but taller (6') so as to prevent animals from entering the pool area. Mr. Cusano noted that the picket described in the Lowes quote is 5 ½" wide rather than the existing 3 ½" and indicated that the Applicant must provide a picture of the wider option before it can be approved by the Commission.

Mr. Cusano set for the following conditions of approval:

1. Picket fencing will be 6' with 3 ½" pickets spaced ½" apart as shown in the application
2. 5 ½" pickets require further review and approval cannot be granted until a picture of same has been submitted to the Commission for consideration
3. Stockade fencing is not approved

Mr. Cusano made a motion to approve the application, subject to the above conditions, which was seconded by Mr. Nicholson.

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

In favor:	Cusano, Dannenbaum, Jones Curl, Nicholson, Zedalis
Opposed:	None
Abstentions:	None

The motion carried.

HPC #18 -14 – Daytop Village: 80 West Main Street, Block 1801, Lot 5
Replacement of Signage

Present: Michael Buonauro, Applicant

Applicant stated that he wishes to replace the two (2) existing signs located on either side of the entrance to the property as shown in the application. He confirmed that the signage will be painted wood with ½" thick acrylic letters set on top. The Applicant proposed that the signage be shiny, however, Mr. Cusano explained that a matte finish is much more in keeping with the Historic District.

Mr. Cusano set for the following conditions of approval:

1. Signage will be painted in the colors depicted in the application
2. Signage will have either a matte or satin finish

Mr. Cusano made a motion to approve the application, subject to the above conditions, which was seconded by Mr. Nicholson.

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

In favor:	Cusano, Dannenbaum, Jones Curl, Nicholson, Zedalis
Opposed:	None
Abstentions:	None

The motion carried.

HPC #19 -14 – KL Realty Holding: 20 East Main Street, Block 601, Lot 9
Building Restoration

Present: Jeff Fellers, Applicant

Applicant reviewed his plans restoring the Bellush Real Estate property which will require filing a site plan for change of use and possible C variances for setbacks and impervious coverage.

After considerable discussion, the HPC agreed upon the following conditions:

1. Changes to the Detailed Material List to include:
 - Windows – delete "200 series" and add "with vertical or square lights"
 - Stairs – delete "cultured stone finish" and add "real stone finish" (can be thin set)
 - Railings – must be painted in the front; approved as submitted for the rear
 - Shutters – must be painted composite or wood and installed on pivot hinges as if operable
 - Sign – must be painted
 - Porch columns – must be painted
2. Doors – must be same door depicted in the application with no sidelights in front (sidelights in rear door only)
3. Fencing – front fencing to be removed
4. Elevation – height of new foundation will not exceed 12" above grade at highest point of grade on the western side of the structure
5. A copy of the revised plans submitted to the Planning Board shall be provided to the Historic Preservation Commission for final review and comment

Mr. Cusano made a motion to notify the Planning Board that the Historic Preservation Commission approves the application as submitted subject to the above conditions. Motion was seconded by Mr. Nicholson.

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

In favor:	Cusano, Dannenbaum, Jones Curl, Nicholson, Zedalis
Opposed:	None
Abstentions:	None

The motion carried.

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ADJOURNMENT

There being no additional business to come before the Commission, Mr. Zedalis made a motion for adjournment which was seconded by Mr. Nicholson. On a voice vote, all were in favor and the meeting was adjourned at 8:35PM.

The next regular scheduled meeting of the Historic Preservation Commission will be held on Monday, December 15, 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