

**MINUTES OF THE
MENDHAM BOROUGH
HISTORIC PRESERVATION COMMISSION
November 19, 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

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| Ms. C. Jones-Curl – Present | Mr. M. Zedalis – Present |
| Mr. N. Cusano – Absent | Mr. J. Dannebaum, Alternate I – Present |
| Mr. M. Furgueson – Present | Ms. S. Carpenter, Alternate II- Present |
| Mr. C. Nicholson – Present | |

Also present: Cynthia Delane, Land Use Assistant

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MINUTES

Mr. Nicholson made a motion to approve the minutes of the regular meeting of October 15, 2012 as written. Ms. Jones-Curl seconded, noting a minor editorial correction. All members being in favor, the minutes were approved.

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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.

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APPLICATIONS

HC 36-12: Corbett, Joseph– Front Porch Replacement
 Block 1904, Lot 4, 1 Hampton Road

Present: Mr. & Mrs. Charlie Rudolf, Contractor on behalf of the Applicant

Mr. Nicholson recused from application as a resident within 200 feet of 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 November 10, 2012. The Commission reviewed the application and pictures.

The Contractor explained to the Commission that the porch is rotted through and in total disrepair. The existing porch structure will be removed and replaced including the floor joist, floor, 4 columns, and railings. The roof will stay as is. The porch will be reconstructed as is without any changes to the design

or size. Stained pressure treated wood will be used on the porch floor. The columns, railings, and trim will be Trex composite. The gutter system and steps will remain as they are.

Chair opened the meeting for comments by the public.

Ms. Jones-Curl made a motion to approve the application as submitted for the porch replacement. Mr. Furgueson seconded the motion. There being none, the public session was closed.

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

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

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

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OTHER BUSINESS

National Historic District Expansion

Chair Zedalis updated the Commission on the National Register Nomination process for the Borough Historic District Expansion. A notice will be sent by the NJ Preservation Office to the current property owners in the District. Mailing labels have been provided by the Land Use Office. The Land Use Office is working with the Historic Preservation Office to schedule a public hearing date for them to present to the residents.

Sign Ordinance

The Council adopted Sign Ordinance was distributed to Commission members.

Minor Application Definition Review:

Chair Zedalis reviewed with the Commission the practice on minor applications and emergency replacements and repairs. He reiterated to the Commission the discretionary authority permitted to the Chair/Vice Chair over certain types of minor applications to assist the homeowners in expediting the process.

The Commission reviewed the revised list of applications including an additional 7 types of minor applications they added on October 15, 2012. Chair Zedalis emphasized that these applications would not be automatically approved. A site visit is essential to assure a review of the repair and that it is within the spirit of the guidelines of the Historic Preservation Commission. In some cases, based on the site visit, the homeowner may be instructed to come before the Commission.

Chair Zedalis read the additional types of repairs to be considered as minor applications. Discussion followed and the Commission determined item (6) should read: replacement like for like – non visible from public thoroughfare only.

Mr. Furgueson 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. Ms. Jones-Curl seconded the motion.

ROLL CALL: The result of the roll call was 6 to 0 as follows:

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

SuperStorm Sandy impact on Historic District

Based on a request from Morris County, Chair Zedalis asked the Commission members if they had observed any structural damage to any buildings in the Historic District. Members discussed various

properties with significant tree falls and potential damage, but they did not have the resources to identify true structural damage. A suggestion was made that the Borough OEM or Supervisor of Public Works may have that information on hand and that the Commission should tap into the Borough for information. The Commission requested that the Land Use Coordinator advise the Administration.

ADJOURNMENT

There being no additional business to come before the Commission, on motion duly made, seconded and carried, the meeting was adjourned at 8:08 p.m. The next meeting of the Historic Preservation Commission will be held on Monday, December 17, 2012 at 7:30 p.m. at the Phoenix House, 2 West Main St., Mendham, NJ.

Respectfully Submitted,

Cynthia Delane
Land Use Assistant