

**MINUTES OF THE
MENDHAM BOROUGH
HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING
November 4, 2013
Phoenix House, 2 West Main Street, Mendham, NJ**

CALL TO ORDER

The special meeting of the Historic Preservation Commission was called to order by Chair Zedalis, at 7:45 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 October 31, 2013 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. C. Nicholson – Present

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

#####

MINUTES

Commission requested that page 3 of the draft minutes refer to the “proposed addition” in the DeAngelo review. They also requested that clarification be made to indicate that “the home” is shifted to one side. Mr. Nicholson made a motion to approve the corrected minutes. Mr. Dannenbaum seconded. All members being in favor, the minutes were approved. Ms. Jones Curl and Ms. Carpenter abstained.

#####

PUBLIC COMMENT

Mr. Zedalis opened the meeting to comments by the public on anything that was not on the agenda. There being none, the public session was closed.

#####

REPORT REVIEWS

Drafts of the Macie Publishing/Ed Sueta Music and DeAngelo reports had been provided to the Commission with their pre-meeting packages. There were no adjustments to the reports. Mr. Zedalis signed the reports that will be submitted to the applicants.

#####

APPLICATIONS

HC: 33-13 Jensen, Barbara & Ralph – Home Renovation
Block 301, Lot 5, 8 Mountain Avenue

Present: Barbara Jensen – Homeowner
Ralph Jensen – Homeowner

Mr. & Mrs. Jensen provided the Commission with sketches, materials lists and specification sheets with their application dated October 18, 2013.

Mrs. Jensen explained to the Commission that they are fixing the house as it is. They are removing everything inside except for the floors and putting in new plumbing and electrical. They are taking out

the bay window and are replacing it with a plain window. In the future they will consider an addition, but that will require a variance.

Mr. Cusano clarified with the applicant that they would be removing the existing siding and replacing anything that could not be saved with hardiplank. All of the windows are being removed with the exception of the porch windows. They will be replaced with 2 over 2 SDL windows with the exception of the attic windows that are Queen Anne type in the front and smaller windows on the sides. The latter windows will be replaced in kind.

Mr. Cusano advised that Commission that he was agreeable to the materials that they were proposing, but that he did not support the octagonal roof that had been shown above the replacement window for the bay window. He would prefer to see nothing or a straight treatment. Mrs. Jensen explained that the octagonal shape was on the drawing from the bay window, and that they would consider nothing or the straight treatment.

Mr. Zedalis confirmed with the applicant that the fence they were proposing was constructed of wood. The applicant also discussed a temporary fence that they wanted to install for their dogs. They were considering a metal fence. Based on their description, Mr. Nicholson confirmed with them that it was a 2 x 4 welded wire fence with metal stakes. After some discussion, the Commission agreed that they were supportive of that fence for up to one year. They agreed that the fence could remain until November 1, 2014. They reiterated that this was only being allowed as it was a temporary fence.

As there was no public, there was no need to open the meeting to questions and comments.

Mr. Nicholson made a motion to approve the application as submitted with the exception of the roof over the replacement window for the bay window which would need to be square edged, not rounded. The temporary fence of 2 x 4 welded wire and green metal stakes would be allowed up to one year (November 1, 2014) as an addition to the home in the rear is in their future plans. Mr. Cusano seconded.

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

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

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

#####

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 regular meeting of the Historic Preservation Commission will be held on Monday, November 18, 2013 at 7:30 p.m. at the Phoenix House, 2 West Main St., Mendham, NJ.

Respectfully Submitted,

Diana Callahan
Commission Secretary