

**MINUTES OF THE  
MENDHAM BOROUGH  
HISTORIC PRESERVATION COMMISSION  
December 17, 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 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, 2012 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 – Absent  
Mr. N. Cusano – Present  
Mr. M. Furgueson – Present  
Mr. C. Nicholson – Present

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

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**MINUTES**

Mr. Furgueson made a motion to approve the minutes of the regular meeting of November 19, 2012 as written. Mr. Nicholson seconded. All members being in favor, the minutes were approved.

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**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.

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**APPLICATIONS**

**HC 38-12:**     **Emporio (Cecil Diaz Hair)** – Review of Awning  
Block 601, Lot 3, 6 East Main Street

Present:       Cecil Diaz, Applicant

Mr. Diaz had submitted awning design with his application dated October 24, 2012 and received by the Commission on December 12, 2012.

Mr. Diaz explained to the Commission that he wanted to install two new awnings on the front of the building and one on the rear. He had previously been to the Commission when Fun House Furnishings was reviewed and requested an awning on the east window. He never returned to get the final approval. He wants to put an awning on the east window as well as replace the one that Fabrizi had installed on the western window, and add one to the rear. All the awnings will be in black and one on the front will read "Cecil Diaz Hair" and the other "Emporio". "Emporio" is the branding for his products. They will have a 12 inch valance.

Responding to the Commission on whether he had any plans to change the signage, Mr. Diaz stated that he would be changing his existing sign, but it will have the same dimensions. It will be black with silver raised letters. He did not have an actual example at this time.

In discussion, the Commission expressed their agreement with the awnings on the front and the rear. They were in agreement on the existing size of the sign and the black background with silver letters, but determined that the applicant would need to have the final sign reviewed by the Chair and Vice Chair of the Commission when the formal design is completed.

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 application for the front awnings as submitted and for the rear awning in the same size and design that is currently there. They will all be in black. The sign which would be wood with a black background and silver raised letters would be the same size as the previous sign and would be submitted to the Commission Chair and Vice Chair for final approval. Mr. Furgueson seconded.

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

In Favor: Cusano, Furgueson, 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.

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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 8:00 p.m. The next meeting of the Historic Preservation Commission will be held on Monday, January 28, 2013 at 7:30 p.m. at the Phoenix House, 2 West Main St., Mendham, NJ. This will be the regular and reorganization meeting of the Commission

Respectfully Submitted,

Diana Callahan  
Secretary