

**MINUTES OF THE
MENDHAM BOROUGH
HISTORIC PRESERVATION COMMISSION
December 20, 2010
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 28, 2010 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. M. Zedalis – Present
Mr. N. Cusano – Absent	Mr. J. Dannebaum, Alternate I – Present
Mr. M. Furgueson – Absent	Ms. Susan Carpenter, Alternate II- Present
Mr. C. Nicholson – Present	

MINUTES

Mr. Nicholson made a motion to approve the minutes of the Regular Meeting of November 15, 2010. Ms. Jones Curl seconded. All members being in favor, the minutes were approved.

PUBLIC COMMENT

Chair Zedalis opened the meeting for questions and comments by the public on items that were included on the agenda. There being no public comment, the session was closed.

APPLICATIONS

HC 21-10: Waterstone Marketing – Review of Sign
Block 1501, Lot 12, 27 East Main St.

Present: Marcelo Vazquez – Applicant

Mr. Vazquez had provided copies of the sign design, size and fonts to the Commission with his application dated December 10, 2010. He explained to the Commission that he was planning on replacing the middle panel on the existing freestanding sign. The sign would be of exactly the same material as the existing sign. It would have raised lettering and would be composed of sandblasted material.

The Commission had no concerns. Chair Zedalis opened the meeting to comments and questions 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, Nicholson, Dannebaum, Carpenter, Zedalis
Opposed:	None
Abstentions:	None

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

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HC 19-10: **Five Hilltop Holdings, LLC** - Review of Dormer
Block 1902, Lot 21, 5 Hilltop Road

Present: Justin Marcucci, Applicant
Brian Bieniowski, Applicant

The applicant provided the Commission with elevations and a materials list with their application dated October 1, 2010.

Mr. Marcucci explained to the Commission that they would like to add a dormer to the rear of the third floor to accommodate a conference room on that floor. They need to apply to the Board of Adjustment, but they are first awaiting a decision on their sewer application. The addition would be in the same style as the existing building and would have the same roofing, but would also need to have a copper portion given the pitch of the roof. Mr. Bieniowski added that about 98% is not visible from Hilltop. Only the left side is slightly visible.

After reviewing the elevation, the Commission advised that they did not have any issues. Chair Zedalis opened the meeting to the public for comments and questions. There being none, the public session was closed.

Mr. Zedalis made a motion to make a recommendation to the Board of Adjustment to approve the elevations and materials list as submitted per the plans dated November 11, 2010 prepared by Peter Dorne, A.I.A. Ms. Carpenter seconded.

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

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

The motion carried. Ms. Callahan will prepare a recommendation letter for the BOA.

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DISCUSSION

National Registry Nomination: Members of the Commission had been provided copies of the draft submission for their review with their pre-meeting packages. Mr. Zedalis reported on the meeting held with the Planning Board at which Mr. Humbert, Borough Planner presented a draft of the Master Plan Amendment that would be required, and Mr. Bertland, Historic Preservation Consultant presented the National Registry Nomination Draft. The maps for the proposed Historic District expansion and the National Registry will be consistent.

In terms of the immediate work, the Mayor will hold follow-up meetings with the residents that expressed concerns at the information session on January 19, 2011. After that the boundaries will be finalized and the Planning Board will need to pass an amendment to the Master Plan. The National Registry draft would be approved by the Council and then submitted. The State would hold a public meeting, and 50% of the homeowners objected, the application could be denied. Given the situation in Trenton and the fact that the review board meets only three times per year, it could take some time.

Mr. Zedalis requested that Ms. Callahan prepare a calendar with all the steps required and their estimated completion dates.

Other Business: Commission requested that Ms. Callahan check with the Zoning Officer on the status of 18 East Main St.

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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 8:15 p.m. The next regular meeting of the Historic Preservation Commission will be held on Monday, January 24, 2011 at 7:30 p.m. at the Phoenix House, 2 West Main St., Mendham, NJ. This will be a regular and reorganization meeting.

Respectfully Submitted,

Diana Callahan
Recording Secretary

