

**MINUTES OF THE
MENDHAM BOROUGH
HISTORIC PRESERVATION COMMISSION
April 19, 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. N. Cusano – Present
Mr. M. Furgueson – Absent
Mr. C. Nicholson – Present

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

MINUTES

Mr. Nicholson made a motion to approve the minutes of March 15, 2010 regular meeting of the Commission as written. Mr. Cusano seconded. All members being in favor, the minutes were approved.

APPLICATIONS

HC 06-10: **Grant Homes, LLC** – Review of Window and Signage
Block 1501, Lot 1, 1 East Main St.

Present: Jay Grant, Applicant
 Jim O'Brien, Architect

The applicant had provided the Commission with elevations and designs in his application dated March 25, 2010. The review consisted of a request for signage on the front façade facing Main Street and conversion of a door to a window plus the addition of signage on the Hilltop façade.

Mr. Grant and his architect, Jim O'Brien presented the Commission with a sign design for the front indicating that approval for the size and location of the sign had been obtained with the original site plan. Placement of the sign would be above the front door located in the trim area. White vinyl lettering was proposed for the front windows. The applicant also presented the architectural elevations for the change from a door to a window, a sign design for the Hilltop Road façade and white vinyl lettering in the side windows.

In discussion with the Commission, the applicant stated that they were carrying the same motif from the front of the building and connecting the sides through the use of similar design and raised paneling. The windows will be matched through custom carpentry if required. The signs would be of wood. The sign in the front would have block lettering, and the sign on the side would contain the Grant Homes logo. The sign on the side would be centered between the two windows.

After discussion, the Commission expressed that the proposed sign in the front was too large and the size was not in keeping with the building. While the window replacing the door was acceptable, the signage proposed was too overpowering for the building. The combination of the large sign they were proposing to center between the windows and the white vinyl lettering would create a "billboard" like and cluttered effect on the Hilltop façade. The Commission also questioned whether the applicant had concurrence from the Zoning Officer that the amount of signage was within the zoning ordinance. They discussed several options with the applicant

including moving the sign to a location above the window near Main Street, further architecturally detailing the sign, and or using vinyl in the window near Main Street with a light behind it to depict the logo sign. They were concerned about keeping the historic nature of the building and not creating a “mercantile” building.

The applicant and his architect agreed to revisit the signage and return. Commission Secretary will arrange a special meeting for review. In this way the applicant will be able to proceed to the May meeting of the Planning Board.

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, May 17, 2010 at 7:30 p.m. at the Phoenix House, 2 West Main St., Mendham, NJ.

Respectfully Submitted,

Diana Callahan
Recording Secretary