

**MINUTES OF THE  
MENDHAM BOROUGH  
HISTORIC PRESERVATION COMMISSION  
April 20, 2009  
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 7:35 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, 2009 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 – Present  
Mr. C. Nicholson - Present

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

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**MINUTES**

Mr. Cusano made a motion to approve the minutes of the March 16, 2009 regular meeting of the Commission as written. Mr. Nicholson seconded. All members being in favor, the minutes were approved.

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**APPLICATIONS**

**HC 04-09:**     Borough of Mendham – Review of Fence  
Block 1902, Lot 26, 2 West Main St.

Present:       Ellen Sandman, Administrator  
                  Lucy Monahan, Garden Club  
                  John Charles Smith, Landscape Architect

Ms. Jones-Curl recused from the application as a member of the garden club.

The Borough of Mendham provided the Commission with fence design, specifications, materials and location with their application dated April 8, 2009.

Mr. Smith explained to the Commission that the new fence would be similar in the front and back to the original fence. The fence along the side yard will have pickets with wider boards than those in the front. The back fence will be standard stockade materials and the side will be red cedar. The heights will be as depicted in the drawings.

Responding to Mr. Nicolson on why there are two different looks in the fence, Mr. Smith stated that the side is different so that one cannot look in and out of the garden from the parking lot. Commission also questioned the number of parking signs and suggested that there either be fewer in number or there be one on each side in the first and the last spot with arrows. That would maintain more of the historic look.

Further describing the fence, Mr. Smith stated that it would be a white painted fence. The garden would be re-pitched and realigned inside to eliminate steps. The front will be re-graded. The two retaining walls along the flower beds will be maintained.

Mr. Nicholson made a motion to approve the application with the condition that there be as few signs as possible. Commission suggests the first and last parking spots with arrows. Mr. Cusano 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. A confirming letter will be forwarded to the Borough with copies to the Zoning Officer and Construction Official.

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**HC 05-09:** Kornick, Mary – Review of Fence  
Block 601, Lot 24, 15 Mountain Avenue

Present: Mary Kornick, Applicant

Ms. Kornick stated that a new fence was needed as some split rail and picket fencing around the house and pool was taken down during the construction of a new addition. The fence is in accordance with the photo submitted for Colonia 1 Picket from TNT Fence Company. It is a 4 ft. fence straight across and uniform. The stockade fence will not be replaced. There will not be any new fencing in front of the home.

Mr. Nicholson made a motion to approve the application. Mr. Furgueson seconded.

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

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

The motion carried. The application was approved. A confirming letter will be sent to the applicant with copies to the Zoning Officer and Construction Official.

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**OTHER BUSINESS**

Commission requested an update on the proposed Tranquility Garden transition from private to public land from Ms. Sandman. The subjects of the update are to include the plan for landscaping, signage, fencing delineation, wall repair, and easements.

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**PUBLIC COMMENT**

Mr. Zedalis opened the meeting to public comment or questions on any items that were not on the agenda. There being none, the public session was closed.

**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 meeting of the Historic Preservation Commission will be held on Monday, May 18, 2009 at 7:30 p.m. at the Phoenix House, 2 West Main St., Mendham, NJ.

Respectfully Submitted,

Diana Callahan  
Recording Secretary\*

\*Prepared based on Chairman’s notes.

