

**MINUTES OF THE
MENDHAM BOROUGH
HISTORIC PRESERVATION COMMISSION
July 15, 2013
Phoenix House, 2 West Main Street, Mendham, NJ**

CALL TO ORDER

The regular meeting of the Historic Preservation Commission was called to order by Vice Chair Nicholson, 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 24, 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 – Absent
Mr. M. Furgueson – Present
Mr. C. Nicholson – Present

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

Also present: Cynthia Delane, Land Use Assistant

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MINUTES

Ms. Jones-Curl made a motion to approve the minutes of the regular meeting of June 17, 2013 as written. Mr. Nicholson seconded. Mr. Furgueson abstained. All members being in favor, the minutes were approved.

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PUBLIC COMMENT

Mr. Nicholson 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 18-13: **Nickelfish Design**– Site Driveway Connection (Recommendation to PB)
Block 1902, Lot 20 & 21 5 & 7 Hilltop Road

Present: Justin Marcucci, Applicant
 Peter Mogue, Contractor - Landscape Techniques

The applicant provided landscaping drawings with specifications of the proposed driveway connection, refinishing, hardscaping and plantings along with color photographs of the proposed materials with their application dated June 28, 2013. The Commission reviewed the application and pictures.

The applicant came before the Commission seeking approval on the design. Since purchasing 7 Hilltop their goal was to unify and connect the properties with 5Hilltop, as well as repair and update the surroundings with period related style. The Commission's review is needed for a recommendation to the Planning Board.

Mr. Dannebaum inquired how the walkway between the buildings over the driveway would be created. The applicant responded that it would be a visual overlay and it would be flush flat against the driveway.

Responding to Mr. Furgueson on the flow of traffic in the driveway, the applicant stated that the lot at 5 Hilltop would be the entry, and the lot at 7 Hilltop would be the exit. This would minimize any two-way traffic problems. Applicant mentioned he has applied to the County for approval.

Vice Chair opened the meeting for comments by the public. There being none, the public session was closed.

Mr. Nicholson made a motion to approve the application as submitted for the driveway connection and hardscaping. Mr. Furgueson seconded the motion.

ROLL CALL: The result of the roll call was 4 to 0 as follows:

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

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

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HC 20-13: **Botti, Jacelyn**–Review of Fence
Block 301, Lot 75 &76, 43& 45West Main Street

Present: Mr. & Mrs. Botti, Applicants

Mr. & Mrs. Botti provided color photographs of the proposed wrought iron fence and gates that they wish to build along the front of the driveway and sidewalk areas of both properties with their application dated July 2, 2013. The applicants explained to the Commission that the fence project is a continuation of an improvement project. They have just completed extensive landscaping and created a stone driveway.

Ms. Jones-Curl asked the applicant if they had any specifications from the manufacturer to present to the Commission. The applicant explained that the fence is not pre-manufactured; it would be built on site. A fabricator would come and weld the pieces together. The fence would be in 1840's period style and built as it would be in that time period. Responding to Mr. Nicholson on the direction of the open gates, the applicant responded that would open in towards the driveway and would not interfere with any pedestrian traffic. Ms. Jones-Curl asked about the color of the gates. Applicant explained that fence and gates would be dark green and match the shutters on the house.

Vice Chair opened the meeting to questions by the public. There being none, the public session was closed.

Mr. Nicholson made a motion to approve the application and plans as submitted with the caveat that the driveway gates open towards the property and the style and type of fencing and gate would match the pictures submitted to the Commission. Ms. Jones-Curl seconded the motion.

ROLL CALL: The result of the roll call was 4 to 0 as follows:

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

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HC 21-13: **Moore, Anne & Richard** –Review of Air Conditioner
Block 203, Lot 83, 67 West Main Street

Present: Mr. & Mrs. Moore, Applicant

The applicant explained to the Commission that they wished to install a "Carrier" condensing unit outside the back of their home. Pictures of the front and back side of the home indicating the location of the unit where provided to the Commission with their application dated July 11, 2013.

The Commission reviewed the photographs and survey of the property. The Commission was in agreement that the location of the unit would not be visible from the street.

Vice Chair Nicholson opened the meeting to questions by the public. There being none, the public session was closed.

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

ROLL CALL: The result of the roll call was 4 to 0 as follows:

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

ADJOURNMENT

There being no additional business to come before the Commission, on motion duly made, seconded and carried, the meeting was adjourned at 7:55 p.m. The next meeting of the Historic Preservation Commission will be held on Monday, August 19, 2013 at 7:30 p.m. at the Phoenix House, 2 West Main St., Mendham, NJ.

Respectfully Submitted,

Cynthia Delane
Land Use Assistant