

**MINUTES OF THE
MENDHAM BOROUGH
HISTORIC PRESERVATION COMMISSION
August 15, 2011
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 27, 2011 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 – Absent
Mr. C. Nicholson - Present

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

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MINUTES

Mr. Cusano made a motion to approve the minutes of the regular meeting of July 18, 2011 with a correction to the Minutes section. Mr. Cusano had made the motion to approve the minutes of June 20, 2011. Ms. Carpenter seconded. All members being in favor, the minutes were approved.

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PUBLIC COMMENT

Vice Chair Nicholson opened the meeting to comments by the public on anything that was not on the agenda. Mayor Henry introduced Mrs. Nalven and Mr. Pignatiello who were attending the meeting in reference to the Historic District Expansion. There being no other public comment, the session was closed.

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APPLICATIONS

HC 14-11: Grifo, June & James – Review of roof/deck replacement
Block 1901, Lot 1, 19 Hilltop Road

Present: June Grifo, Applicant
Joseph McClutchy, Applicant
Michael Damora, Contractor for Applicant

The applicant had provided a materials list and description of the project with their application dated July 27, 2011.

Mr. Damora explained that they are planning on restoring the deck that is currently located over the den of the home. Over the years the deck has been treated as a roof and in time ponding has occurred. A series of stop gap measures have been taken resulting in water damage. There is a door that leads out from the master bedroom. The only option is to remove the deck and assess all the damage. They will not know the extent until the deck is removed. The challenge is the curb created by the balusters. There is no way to save them.

In terms of their replacement, they need to meet code and have a height of 36 inches. They need to understand what the Commission would like to see. Mrs. Grifo stated that they would like to replace it like it is as they want what is appropriate to the house.

Mr. Cusano advised that optimally the same style would be appropriate. Perhaps the existing balusters have some salvage value. The catalogs that the applicant provided have appropriate styles, but they are expensive.

Mr. Damora explained that they can use an Azak wider rail that mimics what is there today. It should also be close in color. If not, it can be painted. He would like to match the existing architecture as much as possible. In order to choose the most appropriate baluster, he must also see how the runs work. That will determine the size.

Mr. Cusano stated that the HB&G designs with the urn shape would be acceptable with a 6 inch system. It would not look exactly like what is there today, but it would be in keeping with the house.

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

After final discussion, Mr. Cusano made a motion to approve the application as written with a rail system from HB & G with a 6 inch or up balustrade and in accordance with code. The baluster rods would of Sherwood or Shelby Style in a 7 inch Calvert or a Carrington Rail System and any 12 inch baluster rod. Mr. Nicholson seconded.

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

In Favor: Nicholson, Cusano, Dannenbaum, Carpenter
Opposed: None
Abstentions: None

The motion carried. The applicant will submit a picture to the Commission Secretary for review by Messrs. Cusano and Nicholson. There is no need to return to the full Commission.

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PUBLIC COMMENT

Vice Chair Nicholson opened the meeting for any questions on the Commission or the Historic District expansion to Mrs. Nalven and Mr. Pignatiello. There being no questions, 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 8:00 p.m. The next meeting of the Historic Preservation Commission will be held on Monday, September 19, 2011 at 7:30 p.m. at the Phoenix House, 2 West Main St., Mendham, NJ.

Respectfully Submitted,

Diana Callahan
Recording Secretary