

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

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

Also present: Cynthia Delane, Land Use Assistant

#####

**MINUTES**

Mr. Nicholson made a motion to approve the minutes of the regular meeting of July 15, 2013 as written. As only two members from the July 15th meeting were in attendance, a quorum was not present to move forward with approval of the minutes. The Approval of Minutes will be postponed to the next regularly scheduled meeting.

#####

**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.

#####

**APPLICATIONS**

**HC 23-13:**     **Slover, Sarah** – Review of Pool Fence, Pillars and Gate  
                  Block 1801, Lot 15 56 West Main Street

Present:       Sarah Slover, Applicant

The applicant provided drawings with specifications and color photographs of the proposed pool, fence, and stone gate piers with their application dated August 14, 2013. The Commission reviewed the application and pictures. The applicant came before the Commission seeking approval on the materials.

Mr. Cusano commented that the split rail fence with wire mesh around the pool was a nice selection. He confirmed with the applicant that the fence would be made of cedar.

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

Mr. Nicholson made a motion to recommend approval of the application as submitted. Ms. Jones-Curl seconded the motion.

ROLL CALL: The result of the roll call was 3 to 0 as follows:

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

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

#####

**HC 24-13:** **Barker, James & Justine**–Review of Air Conditioner  
 Block 1904, Lot 7, 7 Hampton Road

Present: Ms. Helen Cleary, Representing Applicants

Mr. & Mrs. Barker provided color photographs of the proposed placement of the unit on the side of the house and manufacturer specifications with their application dated August 14, 2013.

The applicant's representative explained to the Commission that the homeowners are requesting a side placement of the unit as they are planning to expand the home sometime in the future and would prefer not to face the cost or task of relocating the unit. The homeowners planned on camouflaging the unit with landscaping once installed, similar to other homes in the borough. (Photographs of homes on New Street were provided as an example.)

Mr. Cusano expressed that from his standpoint, camouflaging or screening a condenser unit was a solution vs. requiring the homeowner to put a unit in the back of the home to maintain the District aesthetics.

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

Mr. Cusano made a motion to approve the application and plans as submitted. Ms. Jones-Curl seconded the motion.

ROLL CALL: The result of the roll call was 3 to 0 as follows:

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

#####

**HC 27-13:** **Petriz, Javier**–Review of Air Conditioner  
 Block 1903, Lot 4, 6 Hampton Road

The applicant did not appear before the Commission as scheduled. Application was not discussed.

#####

**HC 26-13:** **Black Horse Inn**–Review of Generator  
 Block 301, Lot 1 1 West Main Street

The applicant provided photographs of the proposed unit and manufacturer specifications with their application dated August 13, 2013. As this is a minor application as identified by the Commission By-Laws it had been previously approved by the Chairman and the Vice Chairman. Commission was advised of the approval.

#####

**HC 25-13: Quantum Insurance Services–Review of Signage  
Block 1501, Lot 1 2 Hilltop Road**

Present: Anthony Franklin

Mr. Franklin presented the Commission with revised color photographs and drawings of the proposed sign subsequent to his application dated August 14, 2013. The applicant explained the revised sign was more refined with scalloped edges. The size, dimensions, and materials of the sign would remain the same as stated in the original application. Mr. Franklin clarified the placement of the sign; it would hang centered on the window balanced proportionally with same amount of panes of glass on either side.

Mr. Nicholson asked if the sign would be engraved. Mr. Franklin explained the sign would be all wood and lettering would be painted. No vinyl. Mr. Cusano expressed that his personal preference is towards engraved or craved lettering on signs.

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 based on the revisions labeled by the Commission as exhibits A, B, and C. The sign would be wood with painted letters and the applicant is to explore the possibility of engraved lettering as that would be preferred by the Commission. Mr. Cusano seconded the motion.

ROLL CALL: The result of the roll call was 3 to 0 as follows:

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

#####

**HC 19-13: DeAngelo, George–Review of Addition (Continuation)  
Block 301, Lot 4 59 West Main Street**

Present: George DeAngelo, Applicant

Mr. DeAngelo returned to the Commission with revised drawings dated August 13. Mr. Cusano expressed that the side roof rafters (bump out) were not cohesive with the overall style of the home, and a simple roof line would steer the home towards a farmhouse look. He sought detail from Mr. DeAngelo regarding the rafter tail as the plans did not indicate any dimensions and the plan drawings seemed contradictory. The plans submitted appeared incomplete without specifications and a materials list.

Ms. Curl-Jones explained that the Commission usually receives an application with pages of detail including: representative drawings, lists of specific materials typically supported by pictures and manufacturer details, styles, and colors.

Mr. Cusano added that the windows are lacking in aesthetics and very broken up. The drawings show different types, styles, and sizes of windows. Mr. Cusano encouraged Mr. DeAngelo to select traditional style windows and to advise the Commission of the specific details on size, proportion of lites, and elevation of the windows. They would also need a review for visual compatibility as well as a floor plan to understand where the windows will sit in the rooms. The Commission would like to understand what windows will be used in the front of the home, on the side of the home, and which will be new or reused.

Mr. Nicholson commented that the front door resembled a “patio door” and wished to see the home with a more attractive traditional style front door. Mr. Nicholson inquired if the home would be completely resided with new siding or just the addition. Mr. DeAngelo said he would reside the entire home. Again, the specific details on the door and siding are required for Commission for review.

The Commission also suggested to Mr. DeAngelo that his plans should include lot coverage to determine if the addition is possible or if a variance is necessary. They suggested he speak with the Zoning Officer.

The Commission reiterated to Mr. DeAngelo that they are seeking a cohesive historic look for the home with appropriate details and materials and that he must meet the criteria outlined in the Historic Preservation Application including a full set of architectural plans in order for his application to be considered for review.

**DISCUSSION**

The Commission considered and approved adding “air conditioners” to the minor application list in the bylaws. This would provide approval authority on these simple applications to the Chair and Vice Chair. Motion to expand the minor application list was made by Mr. Nicholson. Mr. Cusano seconded the motion.

ROLL CALL: The result of the roll call was 3 to 0 as follows:

In Favor: Jones-Curl, Cusano, Nicholson,  
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 8:30 p.m. The next meeting of the Historic Preservation Commission will be held on Monday, September 16, 2013 at 7:30 p.m. at the Phoenix House, 2 West Main St., Mendham, NJ.

Respectfully Submitted,

Cynthia Delane  
Land Use Assistant