

**BOROUGH OF MENDHAM  
HISTORIC PRESERVATION COMMISSION**

**REGULAR MEETING MINUTES OF  
August 17, 2015 at 7:30PM**

**Phoenix House, 2 West Main Street, Mendham, NJ**

**CALL TO ORDER**

The regular meeting of the Historic Preservation Commission was called to order by Mr. Zedalis at 7:35pm 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 March 5, 2015 in accordance with the Open Public Meetings Act and posted on the bulletin board of the Phoenix House on the same date.

**ATTENDANCE**

Present:                   Mr. N. Cusano  
                                  Mr. J. Dannenbaum  
                                  Mr. M. Zedalis

Absent:                    Ms. S. Carpenter  
                                  Ms. C. Jones Curl  
                                  Mr. C. Nicholson  
                                  Mr. R. Patton

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**MINUTES**

Mr. Cusano made a motion to approve the minutes of the regular meeting of June 15, 2015 which was seconded by Mr. Dannenbaum. All eligible voters were in favor and the minutes passed as written.

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**PUBLIC COMMENT**

Mr. Zedalis opened the meeting to the public for questions and comments on items not included on the agenda. Mr. Ken O'Brien, Superintendent, Department of Public Works, stated he had been working with Mr. Ferriero, the Borough Engineer, on plans for a front step railing for the Phoenix House. Mr. Ferriero constructed plans that would provide a simple non-decorative railing on either side of the stone steps. The committee mentioned that the supports for the railing should be on the bottom and the ends of the railings rounded.

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**APPLICATIONS**

**HPC #03-15 Audi** - 26 East Main Street, Block 601, Lot 12  
Amended Site Plan - Parking

**HPC #03-15 Audi** - 26 East Main Street, Block 601, Lot 13  
Use Variance for Employee / Inventory Parking

Present:                   Paul Pawlowski, Attorney, Paul Werther, Consultant and Matt Luzio, Audi

The Applicant had appeared before the Commission on May 18, 2015 and the Board of Adjustment at their July 7, 2015 meeting. The Applicant is requesting 13 additional parking spaces for employee and inventory parking on the east side of the building and parking lot. The additional parking raises the total number of spaces from 33 to 46. Plans were submitted that highlighted the new parking spaces. Photographs taken across the street (Orchard Street) were presented with the additional parking spaces filled.

The Commission decided that the streetscape was affected by the additional parking and that the landscaping needed to be squared off on the east side with the following recommendations:

- A row of evergreens at least 6 feet tall
- At least 1 -2 fruit trees to compliment the evergreens

- Eastern corner is squared off

Mr. Zedalis made a motion to approve the application subject to the conditions above and Mr. Dannenbaum seconded.

ROLL CALL: The result of the roll call was 3 to 0 as follows:  
 In favor: Cusano, Dannenbaum, Zedalis  
 Opposed: None  
 Abstentions: None

The motion carried.

**HPC #14-15 Dubnoff, Corey and Kristen** – 13 Mountain Ave, Block 601, Lot 25  
 New fence and patio

Present: Corey Dubnoff, Applicant

The Commission declined to comment on the patio, as a ground lying patio doesn't affect the view-scape from the street.

The Applicant explained that they wanted to replace an existing fence along the back of their house and extend it across the driveway with a manual slide. It will be a 5 foot wood picket fence.

Mr. Cusano set forth the following conditions of approval:

- Fence is wood material
- Fence is a 2 X 2 square picket fence, 5 feet in height, with a slightly beveled top
- Spacing must stay within 5 inches on center
- A photograph will be submitted to the Historic Preservation Commission to be filed

Mr. Cusano made a motion to approve the application, subject to the above conditions, which was seconded by Mr. Dannenbaum.

ROLL CALL: The result of the roll call was 3 to 0 as follows:  
 In favor: Cusano, Dannenbaum, Zedalis  
 Opposed: None  
 Abstentions: None

The motion carried.

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**ADJOURNMENT**

There being no additional business to come before the Commission, Mr. Zedalis made a motion for adjournment which was seconded by Mr. Nicholson. On a voice vote, all were in favor and the meeting was adjourned at 9:50PM.

The next regular scheduled meeting of the Historic Preservation Commission will be held on Monday, September 21, 2015 at 7:30PM at the Phoenix House, 2 West Main Street, Mendham, NJ.

Respectfully Submitted,  
*Carolyn Mazucco*