

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION**

**REGULAR MEETING MINUTES OF
June 15, 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. R. Patton
 Mr. N. Cusano
 Mr. J. Dannenbaum (7:45pm)
 Mr. M. Zedalis

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

Also Present: Ms. C. Mazzucco, Commission Secretary

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MINUTES

Mr. Cusano made a motion to approve the minutes of the regular meeting of May 18, 2015 which was seconded by Mr. Patton. 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. There being none, the public session was closed.

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APPLICATIONS

HPC #12-15 Robinson Drug Store - 2 East Main Street, Block 601, Lot 1
Signage Change

Present: Annemarie Dye, Applicant

Applicant is requesting a color change (same design and size size) for signage on the left exterior facing East Main Street. The approval is conditional upon use of materials consistent with other signage in the Historic District, i.e., the sign must be made of wood or wood-like materials and be painted (no vinyl).

Mr. Cusano made a motion to approve the application subject to the conditions above and Mr. Patton seconded.

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

The motion carried.

HPC #09-15 Whitely, Michael – 13 West Main Street, Block 301, Lot 31
Signage Change

Present: Michael and Claudia Whitely, Applicants

Mr. Whitely stated that they want to change the signage on the awning of the above-referenced building and that the size and coloring of the lettering will remain consistent with the existing signage. He also mentioned that there will be no changes to the awning.

Mr. Cusano made a motion to approve the application as submitted and Mr. Patton seconded.

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

The motion carried.

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HPC #10-15 Melillo, Jessica – 4 East Main Street, Block 601, Lot 2
Interior and Exterior Renovations

Present: Jessica Melillo, Applicant

Ms. Melillo stated that she is interested in making interior and exterior renovations to her building after significant water damage due to winter weather. Besides replacing the siding, she wants to move the front door to its pre-existing side location and replace the current front door location with two windows.

Mr. Cusano set forth the following conditions for approval:

- Molding trim on two new front windows should match existing windows
- The height of the new roof line above new windows should match the height of the porch
- An additional fascia line above porch line should be created
- The relocation of the front door to the pre-existing side location is acceptable
- Materials chosen for renovations are acceptable

Mr. Cusano made a motion to approve the application subject to the above conditions and Mr. Patton seconded.

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

The motion carried.

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HPC #11-15 Rowe, Charles – 63 East Main Street, Block 1401, Lot 7
Sheep Farm Renovations

Present: Charles Rowe, Applicant

Mr. Rowe stated that the planned renovations will not make an impact on the streetscape. Various dilapidated barns will be removed as they are unsafe and falling down. The big barn is not being torn down. The pool will be filled in and the third bay of the garage will be removed. The split rail fencing along the street will be redone and moved back by 3 feet from its current position. A new deck will be constructed off the back of the house.

Mr. Cusano mentioned that the sheep farm is one of the most historic sites in the district. Any future barns erected should not change the streetscape. Mr. Rowe plans on rebuilding in the same place.

The commission motioned to approve the application with the following considerations:

- The demolition in total as submitted is approved
- The deck construction as submitted is approved
- The split rail fencing is approved
- New construction will be considered at another time

Mr. Cusano made a motion to approve the renovations as submitted and Mr. Patton seconded.

ROLL CALL: The result of the roll call was 4 to 0 as follows:
In favor: Cusano, Dannenbaum, Patton, Zedalis
Opposed: None
Abstentions: None

The motion carried.

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HPC #13-15 106 Mendham LLC– 106 Mendham LLC, Block 801, Lot 12
Signage and Additional Parking Spaces

Present: Robert Berlant, Applicant and Tina George, Lakeland Bank and John Janis,
Butler Sign Company

Mr. Berlant stated that Lakeland Bank wants to add 6 additional parking spaces; plans were presented to the Planning Board at their regularly scheduled June 8, 2015 meeting. The Commission has deferred to the Planning Board's decision with regard to parking.

Mr. Berlant appreciated the Commission's comments about signage (during the public comment of the May 18, 2015 meeting). The Commission proposed the following terms:

- The Commission approved Option A for the entranceway and roof of drive-thru as submitted
- The Commission also approved Option A for the ground signage with stone columns and 2" flat top blue stone
- The directional/ATM signage was accepted with the reflective white background and a second post added instead of a singular post
- The directional/ATM posts should be more traditional in style (as in Option B) and the height on the posts should be 2" – 5" above the sign
- The sign above the drive-thru is acceptable as submitted
- The hours panel next to the front door is acceptable as submitted

Mr. Cusano made a motion to approve the application in accordance with the above and Mr. Patton seconded.

ROLL CALL: The result of the roll call was 4 to 0 as follows:
In favor: Cusano, Dannenbaum, Patton, Zedalis
Opposed: None
Abstentions: None

The motion carried.

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, July 20, 2015 at 7:30PM at the Phoenix House, 2 West Main Street, Mendham, NJ.

Respectfully Submitted,

Carolyn Mazzeo