

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION**

**REGULAR MEETING MINUTES OF
May 18, 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 7:33pm 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: Ms. S. Carpenter
 Mr. N. Cusano
 Ms. C. Jones Curl
 Mr. C. Nicholson
 Mr. M. Zedalis

Absent: Mr. J. Dannenbaum
 Mr. R. Patton

Also Present: Ms. C. Mazzucco, Commission Secretary

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MINUTES

Mr. Nicholson made motions to approve the minutes of the regular meetings of March 16, 2015 and April 20, 2015 and which were seconded by Mr. Zedalis. 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 in the agenda. Mr. Anthony Sposaro, Esq. asked to speak on behalf of 106 Main St LLC and the newly proposed tenant Lakeland Bank. They had attended the Technical Review Committee earlier in the day and TRC suggested that they talk to HPC about their ideas regarding signage before going before the Planning Board in June. Mr. Zedalis told Mr. Sposaro that HPC would gladly listen to their ideas at the end of the meeting after the applicants on the agenda had been heard.

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APPLICATIONS

HPC #06-15 Neptune, Sabrina

22 East Main Street, Block 601, Lot 12
Site Plan Waiver (Change in Tenant) – Consignment Boutique

Present: Sabrina Neptune, Applicant and Darren Fitzpatrick, Owner

Applicant is requesting a signage approval (same posts and same size) for the new consignment shop. The sign utilizes the existing posts and is the same size as previous tenant's signage. Applicant confirmed that the sign will:

1. Extra wood
2. Fully painted
3. Same size posts and sign
4. Carved lettering
5. Same color scheme as presented on photo

Mr. Cusano made a motion to approve the application subject to these conditions. Mr. Nicholson seconded the motion.

ROLL CALL: The result of the roll call was 5 to 0 as follows:
In favor: Carpenter, Cusano, Jones Curl, Nicholson, Zedalis
Opposed: None
Abstentions: None

The motion carried.

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

Audi – 29 East Main Street, Block 1501, Lot 13
Use Variance – Former Bank Lot for Employee/Inventory Parking

Present: Paul Pilowski, Esq. Paul Werther, Consultant and Chris Preziosi, Owner

Mr. Pawlowski stated that Audi purchased the former TD Bank (currently vacant) across the street, and has been using it for employee parking and inventory. He explained that this alleviates parking issues and complaints about employee and inventory parking on Orchard St.. Mr. Pawloski confirmed that employees have been instructed not to park on Orchard Street.

There will be no change to the exterior lighting and construction permits are not needed. Mr. Pawlowski indicated that there are no tenants in the building however proper care of the building and landscaping will be maintained. There are currently 33 parking spaces which will not be altered. Parking will be in allocated spaces only and double parking is not allowed.

Buffers and fences will stay as is, and the streetscape will remain the same.

Mr. Cusano made a motion to approve the Audi dealership employee parking based on the following parameters:

1. Employee parking will cease on Orchard Street
2. Parking permitted in allotted spaces only; there will be no double parking
3. Lighting / buffers and fences stay as is
4. Building and landscaping will be maintained to quality and standard as the Audi dealership
5. There are currently 33 parking spaces, additional spaces require approval

Additionally, the applicant must seek approval for any future use of the building.

Ms. Jones Curl seconded the motion.

ROLL CALL: The result of the roll call was 5 to 0 as follows:
In favor: Carpenter, Cusano, Jones Curl, Nicholson, Zedalis
Opposed: None
Abstentions: None

The motion carried.

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PUBLIC COMMENT

Present: Robert Berlant, Owner, Anthony Sposaro, Esq., and J.G. Jaworski, Engineer

Applicant was advised that no vote can be taken on an application that had not been yet filed and advertised.

Mr. Sposaro stated that the owner of 106 East Main St has been looking for a bank tenant, and is currently working with Lakeland Bank to occupy the space. They are looking for advice on signage and addition/positioning of 6 additional parking spaces.

Mr. Nicholson recused himself due to a relationship with Lakeland Bank.

The building location, on the corner of Main St and Cold Hill Rd, is currently occupied with the exception of the vacant space for the proposed new tenant, Lakeland Bank. Lakeland Bank is requesting 6 additional parking spaces, 2 on the western side and 4 on the southeast corner. Mr. Cusano stated that the 1 parking spot by Cold Hill Rd should be removed due to poor visibility and traffic congestion. Mr. Zedalis concurred with this recommendation. It was also advised to angle two of the parking stalls.

Lakeland proposed additional signage (2 signs) to the building and a free standing sign in front. Already in possession of a 2010 variance for a 48 square foot sign, a rendering of the 3 paneled sign was presented. Location will be the same.

The committee commented on signage being too large and scaling down size of stone pillars to 1'. Also, the signage should be high quality wood with engraved letterings (no vinyl) and stone base should not be considered. The two proposed signs on the building were acceptable as long as they were consistent with quality of the free standing sign. Suggested coloring was acceptable.

Lighting on signs will be on timers with spotlights on the ground.

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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 8:35PM.

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 Mazucco