

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION**

**MEETING MINUTES OF
September 19, 2016 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 7:30pm 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 28, 2016 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. Dannenbaum
 Mr. Nicholson
 Mr. Zedalis

Absent: Mr. Cusano
 Mr. Patton
 Mr. Callahan

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MINUTES

Mr. Zedalis mentioned that the of the regular meeting of August 15, 2016 were voted on electronically to ensure a quorum.

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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 comment session was closed.

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APPLICATIONS

HPC # 16-16

JPMorgan Chase Bank 98 East Main Street
Block 801, Lot 17
Exterior Renovations

Present: Mr. Greg Meese, Attorney for Applicant
Mr. Matt DeWitt, Engineer for Applicant

Mr. DeWitt presented their revised application to the Commission, and Mr. Zedalis detailed the following points in the application:

1. Front of Building
 - The Chase sign at the peak of the building will be painted black aluminum and the blue Chase logo will be a blue pigmented acrylic. The name and emblem will not be illuminated, but will have three inward lights reflected on them.
 - The front door will have a glass panel and the Commission prefers clear glass
 - The walkway in front should be complimentary in color to the building, and concrete pavers are acceptable
 - The street sign will be a high density urethane foam non-illuminated sign and painted, with the blue Chase emblem matching the same color as on the front of the building -the lighting that currently exists on this sign will remain the same
2. Rear of Building
 - The Chase sign and emblem will be identical to the sign in front, with three overhead lights (facing into the building)
 - Other signage in the rear of the building will not be lit, with the exception of the green and red arrow above the drive-thru location (which will be back lit and diffused)
3. Side of Building
 - A white wooden stockade fence, 4 feet tall, will be erected to disguise the HVAC unit on the side of the building
 - The two ATMs will not have any neon illumination and only the Chase wording and emblem at the top of the ATM will be back lit with diffused lighting, plus a single blue line underneath
4. Directional Signs
 - All directional signs will be urethane and painted with satin finish; no logos or emblems
5. Roof
 - The Commission and the applicant agreed that the following timberline roof colors would be acceptable in a historic district; pewter grey, oyster grey, fox hollow grey or black charcoal

Mr. Zedalis made a motion to approve the application with conditions and Mr. Nicholson seconded. The Commission also noted that the approval was subject to the Planning Board’s approval of the application.

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

The motion carried.

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HPC # 18-16

V-Fee Realty 84,86,88 East Main St
Block 801, lot 20
Lighting Replacement

Present: Mr Jerry Gallicchio, Contractor for Applicant

Mr. Gallicchio explained that the owner of the Village Shopping Center is looking to replace the lamppost heads with a more energy efficient LED upgrade, and to repaint the lampposts black. The Commission shared the Borough Ordinance 195-57.5 on outdoor lighting requirements for the Main Street Corridor. Mr. Gallicchio had been made aware of the ordinance, but the owner of the Village Shopping Plaza felt the lighting required by the ordinance made the upgrade cost prohibitive. The applicant suggested Olivia Lighting #JRPT-55W as an alternative.

Mr. Zedalis made a motion to vote on the application as presented, and Mr. Nicholson seconded.

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

The application was denied.

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ADJOURNMENT

There being no additional business to come before the Commission, the meeting was adjourned at 8:30 PM.

The next regular scheduled meeting of the Historic Preservation Commission will be held on Monday, October 17, 2016 at 7:30PM at the Phoenix House, 2 West Main Street, Mendham, NJ.

Respectfully Submitted,

Carolyn Mazucco