

**BOROUGH OF MENDHAM  
HISTORIC PRESERVATION COMMISSION**

**REGULAR MEETING MINUTES OF  
March 17, 2014 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 10, 2013 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. C. Nicholson  
Mr. M. Zedalis

Absent: Ms. Jones Curl  
Ms. S. Carpenter – Alternate II

Also Present: Ms. M. Kaye, Secretary

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**MINUTES**

Mr. Nicholson made a motion to approve the minutes of the regular meeting of February 24, 2014, which was seconded by Mr. Cusano. On a voice vote, Mr. Cusano, Mr. Nicholson and Mr. Zedalis were in favor. Mr. Dannenbaum abstained. The minutes were approved, 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 #02-14 Bucci, James** – Change of Tenant/Change of Use  
Block 1501, Lot 41 – 6 Hilltop Road

Present: James Bucci, Applicant

Mr. Bucci submitted an application dated February 25, 2014 in anticipation of leasing commercial space for a hair salon. In his application, he provided black and white sketches that indicated the dimensions but not the materials and colors. Mr. Bucci subsequently provided color renderings of what the signage will look like and indicated that the maroon sign (Exhibit A) will be hung on the building by his door and the green sign (Exhibit B) will be hung on the post by the street, which is directly in keeping with the signage of the previous tenant as well as with other current tenants in the building.

Responding to the Commission's inquiry regarding sign materials, Mr. Bucci confirmed that both signs will be made of wood with painted letters in the font and colors indicated on Exhibits A and B.

Mr. Cusano made a motion to approve the painted wood signage as set forth in Exhibits A and B, which was seconded by Mr. Nicholson.

ROLL CALL: The result of the roll call was 4 to 0 as follows:

In favor: Cusano, Dannenbaum, Nicholson, Zedalis  
Opposed: None  
Abstentions: None

The motion carried.

**HPC #03-14 Iossa, Joseph – Residence – New Construction Concept Review**  
Block 603, Lot 8.03 – 4 Peacock Lane

Present: Todd Racioppi – Property Owner  
John Racioppi – Property Owner  
Jack Alpert – Project Manager

Mr. John Racioppi described his plans to demolish the existing structure and replace it with a nearly 4,000 sf single-family home. He indicated that a utility easement across the center of the property will necessitate a Board of Adjustment application for a variance for the front yard setback if the home is constructed in keeping with the street sight line. Applicant further stated that the home can be constructed within all setback requirements, however, it would alter the sight line from the street as well as significantly decrease the size of the backyard.

A review of the color rendering along with Elevations labeled SK-1 and SK-2 drew favorable responses from the Commissioners. Mr. Racioppi confirmed that they will use simulated divided light windows on the interior and exterior as well as hardy plank shakes on the front of the house. Mr. Cusano indicated that he prefers the 12" columns on the color drawing and that the columns are constructed so that they extend out beyond the entablature. Mr. Nicholson further commented that while vinyl is not prohibited, the Commission does encourage Applicants to use hardy plank along with SDL windows and a timberline roof. Mr. Cusano added that, generally, the HPC supports construction that maintains the current street line as that is more in keeping with the Historic District.

The Commission reiterated that they are acting in an advisory capacity and cannot make a full recommendation until site plans are submitted. The Applicants were invited to return with a complete set of site plans and pictures of any proposed siding, stone, windows and roof materials. Once a full review is completed, the Commission will make a recommendation to the BOA for their consideration during the hearing.

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**DISCUSSION**

**Change in Tenancy/Signage** – The Commissioners confirmed that the application requirements for a change in signage include drawings and details that clearly depict the size, color, font and materials of each proposed sign.

**Sisters of Christian Charity – Invitation to Comment** – A review of the materials provided by EBI facilitated a discussion regarding Sprint’s proposed telecommunications facility installation on the Sister of Charity property in the Borough. There was consensus among the Commissioners that the current design, which proposes installation of the antenna inside the cupola with all other components inside existing structures, meets with the HPC’s approval from a historical impact perspective. Ms. Kaye agreed to draft a comment letter to EBI from the Commission.

**HPC Vacancy** – Mr. Zedalis opened the floor for nominations for an Alternate Member of the Commission. It was confirmed that no candidates are required to live in the Historic District but any candidate who does shall be given preference. A Borough resident was identified as a possible candidate and both Mr. Nicholson and Mr. Cusano agreed to contact him. Mr. Dannenbaum offered a second resident as a possible candidate as well.

**Phoenix House** – Ms. Kaye relayed to the Commission that Mr. Ken O’Brien, Superintendent of Public Works, was not able to attend the meeting to discuss necessary work on the Phoenix House to repair “ice damming” that is damaging the roofline. Ms. Kaye indicated scaffolding may be up and that work may begin prior to Mr. O’Brien’s attendance at the April 21, 2014 meeting. Mr. Nicholson advised Ms. Kaye that if any materials on the Phoenix House are to be replaced, they must be like-for-like. Any deviation from current materials requires an application to the HPC by the Borough.

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**ADJOURNMENT**

There being no additional business to come before the Commission, Mr. Cusano 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 8:21PM. The next regular scheduled meeting of the Historic Preservation Commission will be held on Monday, April 21, 2014 at 7:30PM at the Phoenix House, 2 West Main Street, Mendham, NJ.

Respectfully Submitted,

*Margot G. Kaye*

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Commission Secretary