

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION**

**REGULAR MEETING MINUTES OF
April 21, 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, Commission Chair, 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: Mr. K. O'Brien – Superintendant, DPW
Mr. R. Patton – Alternate I, pending Council resolution voted 4-21-14
Ms. M. Kaye, Secretary

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MINUTES

Mr. Dannenbaum made a motion to approve the minutes of the regular meeting of March 17, 2014, which was seconded by Mr. Cusano. On a voice vote, all were in favor and 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. Mr. O'Brien, Superintendant, Department of Public Works, explained that ice damage has necessitated repairs to the gutter and roof of the front façade of the Phoenix House. He indicated that he is currently requesting quotes, but the process is time-consuming due to the Phoenix House's historic designation, i.e., the work must be completed by a firm that specializes in historic buildings. He further stated that it is likely an accurate cost estimate will not be possible until the roof and wall are opened up and inspected. Mr. O'Brien added that if the visual inspection shows that the damage is more extensive than initially believed, the Borough may have to go out for public bid. Mr. Nicholson reiterated the HPC's requirement that the building look exactly the same after repairs as it did before. Mr. O'Brien confirmed that any repairs and/or replacements will be like-for-like.

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DISCUSSION

Daytop Village Window Replacement Update – Mr. Zedalis introduced correspondence dated March 27, 2014 from Daniel D. Saunders, Deputy State Historic Preservation Officer, to Laura Taverna, VP/CEO, Daytop Village. As a follow-up to the HPC's discussion regarding Daytop Village during the January 27, 2014 meeting, Mr. Zedalis announced that the State of New Jersey has provided Consultation Comments regarding the project and it was determined that the proposed replacement windows meet the *Secretary of Interior's Standards for Rehabilitation* and will have no adverse effect on the historic property. No action from the HPC is required.

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APPLICATIONS**HPC #07-14 – Slover, Sarah – Change of Fencing**

56 West Main Street
Block 1801, Lot 15

Present: Sarah Slover, Property Owner

Ms. Slover stated that the current deer fence along the perimeter of her property is in a state of disrepair and very difficult to maintain. She is seeking approval to have it removed and replaced with 2-rail split rail fencing, which is also in keeping with the Historic District. Ms. Slover confirmed that the replacement fence will be in accordance with the photographs submitted as part of her application received on April 16, 2014.

Mr. Cusano made a motion to approve the fencing as submitted, which was seconded by Mr. Dannenbaum. Mr. Nicholson recused.

ROLL CALL: The result of the roll call was 3 to 0 as follows:

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

The motion carried.

HPC #04-14 – Grande, Clara – Change of Signage

7 West Main Street
Block 301, Lot 35

Present: Clara & Antonio Grande, Property Owners

Ms. Grande stated that the name of the business has been changed from La Famiglia to The Flying Meatballs and is seeking approval to change the building sign as well as the A-frame sidewalk sign to reflect the new name. She indicated that the A-frame sign will be placed on the sidewalk during business hours only. Ms. Grande further confirmed that the signage will have a matte finish with painted letters and that the dimensions, colors and materials shall be in accordance with the drawings submitted as part of her application received on March 27, 2014. Mr. Patton inquired about the size of the proposed building sign in relation to current signage. Mr. Cusano explained that signage is regulated by ordinance and determined as a percentage of the square footage of the front of the building.

Mr. Nicholson made a motion to approve the signage as set forth in the application, which was seconded by Mr. Zedalis. Mr. Cusano recused.

ROLL CALL: The result of the roll call was 3 to 0 as follows:

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

The motion carried.

HPC #05-14 – Verizon – HVAC Installation

7 West Main Street
Block 301, Lot 35

Present: Chuck Rosencranz, Contractor

Mr. Rosencranz stated that he was awarded an HVAC contract by Verizon and is seeking approval to install a backup cooling source to prevent possible overheating of Verizon's telco equipment. Mr. Rosencranz confirmed that the unit will be installed on the rear wall of the building and will not be visible from the public byway (members of the Commission have confirmed same). It will be bolted to the rear of the building and up off the ground so that the walkway remains usable. The specifications and location of the unit shall be in accordance with the Applicant's Information Sheet submitted as part of his application dated April 1, 2014.

Mr. Cusano made a motion to approve the installation as set forth in the application, 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 #06-14 – Katanya – Change of Signage

27 East Main Street
Block 1501, Lot 12

Present: Kathy Grier, Principal/Tenant
Pat McAuley, Attorney

Mr. McAuley indicated that his client is leasing office/showroom space for a company specializing in upscale sportswear. He added that a site plan waiver was granted by the Technical Review Committee at their meeting on April 21, 2014. Ms. Grier is seeking approval to install signage in the top slot between the existing sign posts in front of the building. She confirmed that she is using the same vendor as the existing tenants and that the dimensions, colors and materials shall be in accordance with the Attachments submitted as part of her application dated April 7, 2014.

Mr. Cusano made a motion to approve the signage as set forth in the application, which was seconded by Mr. Dannenbaum.

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.

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OTHER BUSINESS

Demolition in the Historic District – Concern was expressed as to what authority the HPC has over permit applications for demolition in the Historic District, i.e., whether the HPC has any influence if a property owner applies for a permit to tear down a contributing or non-contributing structure and rebuild in a manner that is not in keeping with the Historic District. Ms. Kaye relayed a recent decision by the Borough Zoning Officer that a demolition permit would not be issued until the applicant went before the HPC and the BOA to receive approval for the replacement structure. Possible options to address the issue include: (1) revision of the current ordinance; (2) proposal of a 'demolition delay' ordinance similar to that in Harding Township; (3) review of federal and state regulations for historic properties; and (4) analysis of other issues that may be impacted, such as parking. Mr. Zedalis asked that Ms. Kaye distribute Peter Henry, Esq.'s email dated April 11, 2014 regarding same and invite Mr. Henry to the next meeting to discuss this issue in more detail.

ADJOURNMENT

There being no additional business to come before the Commission, Mr. Cusano made a motion for adjournment which was seconded by Mr. Dannenbaum. On a voice vote, all were in favor and the meeting was adjourned at 8:29PM.

The next regular scheduled meeting of the Historic Preservation Commission will be held on Monday, May 19, 2014 at 7:30PM at the Phoenix House, 2 West Main Street, Mendham, NJ.

Respectfully Submitted,

Margot G. Kaye

Margot G. Kaye
Commission Secretary