

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION**

**SPECIAL MEETING MINUTES OF
November 4, 2014 at 7:00PM**

Phoenix House, 2 West Main Street, Mendham, NJ

CALL TO ORDER

The special meeting of the Historic Preservation Commission was called to order by Mr. Zedalis, Commission Chair, at 7:00PM at the Phoenix House, 2 West Main Street, Mendham, NJ.

CHAIR'S OPENING STATEMENT

Notice of this meeting was published in the *Daily Record* on November 3, 2014 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
Ms. C. Jones Curl
Mr. M. Zedalis

Absent: Ms. S. Carpenter – Alternate II
Mr. J. Dannenbaum
Mr. C. Nicholson
Mr. R. Patton – Alternate I

Also Present: Ms. M. Kaye, Commission Secretary

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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 #16 -14 – Highmark Properties: 10 Orchard Street, Block 601, Lot 17
Addition/Renovation

Present: Michael Davis, Developer

Mr. Davis stated that the original plans were revised based on feedback received at the October 20, 2014 HPC meeting. Specifically, the Commission recommended that the addition be constructed utilizing the current footprint of the entire dwelling rather than just the rear section. Mr. Davis further stated that he amended the site plan and will be filing an application with Board of Adjustment to request variance relief for lot coverage, building coverage and expansion of a non-conforming front yard setback.

Discussion followed regarding the streetscape and the effect of expanding the non-conforming setback on neighboring homes. Mr. Cusano stated that although the portion of the house situated in the setback is being raised, the addition will not be extended to the full height of the dwelling. He further added that the expansion allows for a more desirable four (4) bedroom floorplan. The Commission agreed that the structure appears more balanced with the addition built over the entire footprint rather than just the rear portion of the home.

Mr. Cusano outlined the following conditions that must be satisfied in order to obtain Commission approval:

- Windows will be wood SDL windows
- Trim will be wood trim
- Gutters will be 5" gutters

Mr. Cusano made a motion to approve the application, subject to the above conditions, which was seconded by Ms. Jones Curl.

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

In favor:	Cusano, Jones Curl, Zedalis
Opposed:	None
Abstentions:	None

The motion carried.

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ADJOURNMENT

There being no additional business to come before the Commission, Ms. Jones Curl made a motion for adjournment which was seconded by Mr. Cusano. On a voice vote, all were in favor and the meeting was adjourned at 7:18PM.

The next regular scheduled meeting of the Historic Preservation Commission will be held on Monday, November 17, 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