

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION**

**REGULAR MEETING MINUTES OF
April 20, 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 7:30PM 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 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: Mr. N. Cusano
 Mr. J. Dannenbaum
 Mr. R. Patton – Alternate I
 Mr. C. Nicholson
 Mr. M. Zedalis

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

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MINUTES

None

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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. Laurie Felber, Environmental Commission Chair, informed the HPC that the Borough is eligible to apply for a grant to fund 50% of the cost for bike racks to be used by residents. She indicated that there are currently no racks in town and felt that if available, they would promote bicycling and exercise. Ms. Felber proposed installing racks in the center of town, at King's Supermarket and at the ball fields. Discussion followed regarding design and it was agreed that any installed in the Historic District should have a more vintage look while those at the playing fields or in the Mendham Shopping Center can be more modern. The Commission further recommended that the bike racks be black in color.

Bob Diffen, Mendham Business Association, stated that the MBA would like to purchase various 30"x60" flags to be raised on telephone poles on Main Street and asked that the Commissioners' support the project. Discussion touched upon quantity and style of flags and length of time on the poles. Mr. Diffen indicated that the flags could be up all year round for patriotic holidays, seasonal holidays, Historic District, etc., in order to support local businesses in the Borough. Mr. Diffen was informed that before any support could be offered, the HPC would require examples of the flags, poles and brackets along with the proposed poles on which to hang them.

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APPLICATIONS

HPC #06 -16 – Brooks, Robert – 6 Orchard Street, Block 601, Lot 15
Fence Installation

Applicant is proposing to install a section of privacy fencing on his property as per the submitted photograph. Mr. Cusano suggested that the Applicant consider a less rustic stockade fence and that flat board may look more finished against the house. He confirmed that the flat board is not much

more expensive and acknowledged that it is at the Applicant's discretion. Mr. Nicholson also recommended some decorative shrubbery be added.

Mr. Cusano made a motion to approve the application, as submitted, with a recommendation to consider a more finished fence style. Motion was seconded by Mr. Nicholson.

ROLL CALL: The result of the roll call was 5 to 0 as follows:

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

The motion carried and the application was approved.

HPC #05-15 – Pilshaw, John & Susan – 7 Prospect Street, Block 1902, Lot 13
 Addition

Applicants are proposing a one-story addition which will include a den, full bath and a mudroom along with a stairwell to the basement. After discussion, the following conditions were agreed upon:

1. Carport overhang will be removed
2. Roof will match existing asphalt
3. Gutters will match existing white aluminum
4. Walls will match existing stucco
5. Trim and windows will match existing trim and windows
6. Proposed columns will be wood or fiberglass, not vinyl, and in a similar size and style as depicted in the drawing submitted
7. Windows will be SDL and in a style that matches as closely as possible to the front windows with grills on the upper sash only

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

ROLL CALL: The result of the roll call was 5 to 0 as follows:

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

The motion carried and the application was approved.

HPC #04-15 - Callahan, Scott – 11 New Street, Block 1903, Lot 1
 Garage Roof Replacement/Addition of Cupola

Applicant is proposing to replace the existing garage roof with Timberline HD asphalt-based shingles in Weathered Wood as per the submitted photographs and specifications. He is further requesting approval to add a white and copper Walpole cupola to the roof.

After brief discussion, Mr. Cusano made a motion to approve the application, as submitted, which was seconded by Mr. Patton.

ROLL CALL: The result of the roll call was 5 to 0 as follows:

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

The motion carried and the application was approved.

DISCUSSION

The Commissioners expressed concern for large vehicles being permanently parked in commercial zones and used for advertising. There was also discussion regarding commercial vehicles or other large vehicles parked in residential areas. Mr. Zedalis will inquire as to the existence of an ordinance(s) that may address these issues.

ADJOURNMENT

There being no additional business to come before the Commission, on motion duly made, seconded and passed by voice vote, the meeting was adjourned at 8:30PM.

The next regular scheduled meeting of the Historic Preservation Commission will be held on Monday, June 15, 2015 at 7:30PM at the Phoenix House, 2 West Main Street, Mendham, NJ.

Respectfully Submitted,

Margot G. Kaye

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Commission Secretary