MINUTES OF THE MENDHAM BOROUGH HISTORIC PRESERVATION COMMISSION May 18, 2009

Phoenix House, 2 West Main Street, Mendham, NJ

CALL TO ORDER

The regular meeting of the Historic Preservation Commission was called to order by Vice Chair Nicholson at 7:35 p.m. at the Phoenix House, 2 West Main Street, Mendham, NJ.

CHAIR'S OPENING STATEMENT

Notice of this meeting was published in the <u>Observer Tribune</u> and <u>Daily Record</u> on January 26, 2009 in accordance with the Open Public Meetings Act and posted on the bulletin board of the Phoenix House on the same date.

ATTENDANCE

Ms. C. Jones-Curl – Present Mr. M. Zedalis – Present (Late)

Mr. N. Cusano – Present Mr. J. Dannebaum, Alternate I - Present Mr. M. Furgueson – Present Ms. Susan Carpenter, Alternate II- Present

Mr. C. Nicholson - Present

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MINUTES

Mr. Cusano made a motion to approve the minutes of the April 20, 2009 regular meeting of the Commission as written. Ms. Jones-Curl seconded. All members being in favor, the minutes were approved.

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APPLICATIONS

Ms. Jones-Curl and Mr. Furgueson recused from the Commission as residents within 200 ft. of the applicant.

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HC 08-09: <u>Gulino, Daniel & Jacqueline</u> – Review of Addition

Block 602, Lot 3, 34 East Main St.

Present: Jacqueline Gulino, Applicant

Mr. & Mrs. Gulino had provided elevations, materials lists and photographs to the Commission with their application dated May 6, 2009.

In presentation to the Commission, the applicant stated that there would be all new shutters and the siding and shingles would match the existing materials. Decorative corbels will be added to match those on the existing home.

Mr. Cusano commented that the proposed addition would maintain the historic elements of the home.

Mr. Nicholson made a motion to approve the application. Mr. Cusano seconded.

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

In Favor: Cusano, Nicholson, Dannenbaum, Carpenter, Zedalis

Opposed: None Abstentions: None

The motion carried. The application was approved. Ms. Callahan will prepare a letter of approval with copies to the Zoning Officer and Construction Official.

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Ms. Jones-Curl and Mr. Furgueson returned to the Commission.

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HC 06-09: Verge Arthur – Review of Sign

Block 301, Lot 1 & 2, 3 West Main St.

Present: Arthur Verge, Applicant

Mr. Verge presented two signs to the Commission. They were of equal size and read "Verge Upholstery and Antiques". Both signs will be constructed of wood with recesses latter. In terms of color they would be black or forest green with gold letters. The signs will be the same size as the existing signs and will use existing lighting. There are no changes to the building.

Mr. Nicholson made a motion to approve the sign. Ms. Jones-Curl seconded.

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

In Favor: Jones-Curl, Cusano, Furgueson, Nicholson, Zedalis

Opposed: None Abstentions: None

The motion carried. Ms. Callahan will prepare a letter of approval with copies to the Zoning Official, Construction Official and Planning Board.

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HC 09-09: Borough of Mendham – Review of Open Space Subdivision (Recommendation) Block 602, Lots 3.01, Lot 3, 34 B and 34 East Main St.

Commission had been advised before the meeting that the presentation would be carried to the June 15, 2009 meeting. They had been provided with application and supporting material dated May 6, 2009.

As the Commission had reviewed the material provided, they highlighted some concerns and questions on the proposal. Given the level of detail that they were provided in the drawings, rendering an opinion would be difficult. They would be requesting to see how the driveway easement will be handled, the detail of the fence and its location, the elevations, gate design and construction and how the demarcation between the Cole House and the garden will be handled. They expressed concern that the garden be designed for the enjoyment of the town, and questioned whether a landscape architect had been commissioned.

Mr. Zedalis will provide the concerns to Ms. Callahan for forwarding to the Borough Administrator before the next Historic Preservation Commission meeting.

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PUBLIC COMMENT

Mr. Zedalis opened the meeting to public comment or questions on any items that were not on the agenda. There being none, the public session was closed.

ADJOURNMENT

There being no additional business to come before the Commission, on motion duly made, seconded and carried, the meeting was adjourned at 8:30 p.m. The next meeting of the Historic Preservation Commission will be held on Monday, June 15, 2009 at 7:30 p.m. at the Phoenix House, 2 West Main St., Mendham, NJ.

Respectfully Submitted,

Diana Callahan Recording Secretary*

^{*}Prepared based on Chairman's notes.