

**MINUTES OF THE
MENDHAM BOROUGH
HISTORIC PRESERVATION COMMISSION
September 17, 2012
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 7:30 p.m. 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 26, 2012 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 – Absent
Mr. N. Cusano – Present
Mr. M. Furgueson – Present
Mr. C. Nicholson - Present

Mr. M. Zedalis – Absent
Mr. J. Dannenbaum, Alternate I – Present
Ms. Susan Carpenter, Alternate II- Absent

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PUBLIC COMMENT

Vice Chair Nicholson opened the meeting to comments by the public on anything that was not on the agenda. There being none, the public session was closed.

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MINUTES

Mr. Nicholson made a motion to approve the minutes of the regular meeting of June 18, 2012. Mr. Furgueson seconded. All members being in favor, the minutes were approved.

Mr. Nicholson made a motion to approve the minutes of the regular meeting of July 16, 2012. Mr. Dannenbaum seconded. All members being in favor, the minutes were approved.

APPLICATIONS

HC 31-12: Kornick, Mary & Daniel – Various Outdoor Improvements
Block 601, Lot 25, 15 Mountain Avenue

Present: Daniel Kornick, Applicant

Mr. & Mrs. Kornick had provided the Commission with elevations and materials lists with their application dated September 12, 2012.

The Commission confirmed with Mr. Kornick that the improvements would be located behind the existing fence. Nothing in the plan would be visible from the street.

Mr. Nicholson made a motion to approve the application as submitted. Mr. Dannenbaum seconded.

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

In Favor: Cusano, Furgueson, Dannenbaum, Nicholson
Opposed: None
Abstentions: None

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

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HC 29-12: **Peggnet Computers** – Review of Signs
Block 601, Lot 2, 4 East Main St.

Present: Chris McManus, Applicant

The applicant had provided the Commission with sign designs, fonts and dimensions with their application dated September 9, 2012.

Mr. McManus explained to the Commission that they would like to hang two temporary banners for their “Grand Opening”. They would like to place one banner on the front porch fascia board and the other on the side of the building. The Council approved the banner, but he was not sure whether or not they had approved one or two.

They would also like to have two permanent signs, one on the front porch fascia board and the other around the side on the building by Robinsons. The one in the front would have “Peggnet Computers” and the one on the side would have their name and “Parking in the Rear”.

Mr. Nicholson expressed his opinion that for the temporary signs, if they were only going to be up for 30 days, he did not object to either the one in the front or one the side. For the permanent signs, he did not support the sign on the side of the building. He would rather see something more rectangular in shape similar to Sample 2 submitted. Mr. McManus noted the Windswept parking directional sign that was located in the ground by the western driveway.

Addressing the sign approval process for Mr. Furgueson, Ms. Callahan advised that for the permanent signs, a zoning officer review is required in addition to the HPC review. Sometimes the signage may be subject to PB or BOA review. In this case for the banners, they were also taken to the Council. This may have been given the transition of the Zoning Officer.

Mr. McManus stated that he had originally reviewed the plans with the previous Zoning Officer and he was going to approve them. Now there is a new Zoning Officer, and they are being re-reviewed. Apparently, Footcandy has utilized all allowable space on the freestanding sign, so they are using a building sign. The sign on the side is to help eliminate a potential problem with people parking in the Robinson parking lot.

Returning to the two permanent signs, the Commission discussed the material of the signs and expressed their preference for wooden painted. They also preferred that the front sign hang from the fascia rather than be forced onto the top face. They recommended hanging it from the top and securing it from the sides so it would not move. As there were two spaces in the front porch area from which it could be hung, they were willing to give the applicant some flexibility. They would need to provide a range for the sign size. In terms of the “Parking” sign, they discussed with the applicant the possibility of creating a smaller freestanding sign on posts that could be used on the side by Robinson’s to direct the parking.

After Final discussions Mr. Nicholson made a motion to approve both temporary banners on the front and the side subject to the Borough Council approval which the applicant would need to verify. Mr. Cusano seconded.

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

In Favor: Cusano, Furgueson, Dannenbaum, Nicholson
Opposed: None
Abstentions: None

The motion carried. Ms. Callahan will prepare a letter with copies to the Zoning Officer, Construction Official and Borough Clerk.

In terms of the permanent signs, Mr. Cusano made a motion to approve the side parking sign submitted as Sample 2. It will be wooden with painted letters and freestanding on wooden posts. It will not be any taller than 36 inches. It will be located in the general vicinity of the electric meters on the westerly side. The front sign will be in the general design of Sample 1 with a modified size of 5-6 inches wide by 8-10 inches tall. It will be hung in one of the bays of the porch. The sign will be stationary and of painted wood. Zoning Officer approval is required. Mr. Nicholson seconded.

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

In Favor: Cusano, Furgueson, Dannenbaum, Nicholson
Opposed: None
Abstentions: None

The motion carried. Ms. Callahan will prepare a letter with copies to the Zoning Officer and the Construction Official.

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HC 28-12: **D'Angelo, George** – Review of Breakfast Nook & Deck
Block 302, Lot 4, 59 West Main St.

Present: Greg Ameca, Son-In-Law of the Applicant

Commission briefly spoke with Mr. Ameca about Mr. D'Angelo's previous visit to the Commission, and that they had made recommendations for changes to the plans. Mr. Ameca stated that the original plans have been changed, and Mr. D'Angelo now only wants to add a breakfast nook and deck in the rear. It is now a legal two-family, and it will remain a two family.

Responding to Mr. Cusano on whether the applicant would need variances, Mr. Ameca stated that Mr. D'Angelo did not think so. Reviewing the survey and plan, Mr. Cusano could not make a detailed determination as they were not to scale, but given the corner location and a rough estimate, he thought that they would. The Zoning Officer would need to make the determination, but if a variance was required, he would need to go to the Board of Adjustment. If that were the case, Mr. D'Angelo might want to reconsider his plans as he had wanted to save time. If he has to go to the Board of Adjustment he should consider in totality what he would like to do.

Mr. Furgueson stated that from the Historic Preservation Commission perspective it appeared that the back addition was being squared off with stairs, and that the stairs would be the most prominent feature. Mr. Nicholson added that he would like to see a more decorative handrail. From what they saw in the applications, the materials, such as the vinyl, windows and foundation finishes would match and be consistent with the home.

Mr. Furgueson noted that the home does not really fit into any architectural style given the changes over the years. Any changes could help add to an aesthetic appeal. Mr. Cusano agreed and thought that as changes were made, if there were an attention to the details, the home could improve in appearance. The proposed addition improves it as it squares it off.

The Commission discussed with Mr. Ameca that the rail should be white painted or vinyl, and that samples would be submitted for final approval. They did not have any issue with the breakfast nook.

Mr. Nicholson made a motion to approve the breakfast nook addition as submitted with like materials (siding, windows, foundation finish & roof) as the existing home, and with the stipulation that the deck and railing be of PVC, Azak or other like material other than treated bare lumber. Mr. Furgueson seconded.

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

In Favor: Cusano, Furgueson, Dannenbaum, Nicholson
Opposed: None
Abstentions: None

The motion carried. Ms. Callahan will provide a letter with copies to the Zoning Officer and the Construction Official. If a BOA application is required and the intention is to use the same plans, it will become a recommendation to the BOA.

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DISCUSSION

Commission briefly discussed the definition of a "minor application" as it appeared in the Commission's Rules and Regulations. The Commission permits approval of minor applications by the Chair and/or the Vice Chair. Given the experience of the Commission and the magnitude of applications moving through the Commission, along with the need for timely approval, it was agreed that the definition would be relooked. Mr. Nicholson will meet with Ms. Callahan to review the history. A recommendation will be made to the Commission at their October 15 regular meeting.

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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, October 15, 2012 at 7:30 p.m. at the Phoenix House, 2 West Main St., Mendham, NJ.

Respectfully Submitted,

Diana Callahan
Recording Secretary