

**MINUTES OF THE
MENDHAM BOROUGH
HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING
May 3, 2010
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 Daily Record on May 1, 2010 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. N. Cusano – Present
Mr. M. Furgueson – Absent
Mr. C. Nicholson – Present

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

APPLICATIONS

HC 06-10: **Grant Homes, LLC** – Review of Window and Signage: **Continuation**
Block 1501, Lot 1, 1 East Main St.

Present: Jay Grant, Applicant

A special meeting was held on Monday, May 3, 2010 where the revised proposals were reviewed. The applicant provided an updated proposal to the Commission with his memo dated April 27, 2010.

The applicant presented several elevations that they had considered along with the one that they had chosen as the best option. He advised the Commission that he had reviewed the signage with the Zoning Officer and it was within the 5% allowable by ordinance. The applicant considered the other options to be considerable construction without much purpose.

The Commission revisited the option of moving the sign in the trim area over the Main/Hilltop window, but determined that it would be too large in that location. They also still questioned the size of the signs proposed for both Main Street and Hilltop Road. The side window sign was proposed not to exceed 26 inches by 91 inches. The front sign was proposed at 91 inches by 21.5 inches. The vinyl lettering in the front and side windows was proposed at 5 ¼ inches high. The applicant was also proposing soft lights to be concealed over the sign.

In discussion, while the Commission preferred not to have any signage on the Hilltop façade, they did recognize the needs of the business and attempted to reach a conclusion that would balance the needs of the applicant with historic compatibility. They recognized that the ordinance permitted 5%. After final discussion and agreement with the applicant, the Commission agreed on a variation of the option presented and passed a motion to recommend to the following to the Planning Board pending receipt of revised plan from the applicant:

- The size of the sign area of the Main Street sign will be no larger than 8 ft. x 20 inches with lettering no higher than 16 inches.
- The sign area of the of Hilltop Sign will be 2 ft. x 6 ft. and constructed identically as the front corner bay, but with the sizing at 6 ft. as opposed to the 8 ft. of the front corner bay. It will be framed in copper and trimmed.

- Rope lighting enclosed under canopy and over the sign on the Hilltop Road side.

The applicant needs to submit the revised plan for review by the Vice Chair on Tuesday, May 4, before submission with the report to the Planning Board.

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

In Favor: Jones-Curl, Cusano, Carpenter, Dannenbaum, Nicholson
Opposed: None
Abstentions: None

ADJOURNMENT

There being no additional business to come before the Commission, on motion duly made, seconded and carried, the meeting was adjourned at 8:20 p.m. The next regular meeting of the Historic Preservation Commission will be held on Monday, May 17, 2010 at 7:30 p.m. at the Phoenix House, 2 West Main St., Mendham, NJ.

Respectfully Submitted,

Diana Callahan
Recording Secretary