

**BOROUGH OF MENDHAM  
HISTORIC PRESERVATION COMMISSION**

**REGULAR MEETING MINUTES OF  
September 21, 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 7:35pm 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. Nicholson  
                              Mr. Patton  
                              Mr. M. Zedalis

Absent:                    Ms. S. Carpenter  
                              Ms. C. Jones Curl

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**MINUTES**

Mr. Patton stated that his name was incorrectly included in the roll call for the Audi application, and should be replaced by Mr. Dannenbaum. Mr. Cusano made a motion to approve the amended minutes of the regular meeting of August 17, 2015, which was seconded by Mr. Patton. All eligible voters were in favor and the minutes passed as amended.

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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 comment session was closed.

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**APPLICATIONS**

**HPC #15-15 Cooper, Brett** – 44 East Main Street, Block 603, Lot 4  
Construction of free standing garage

Present: Mr. and Mrs. Cooper, Applicant

The Commission noted that the Cooper application for a new free standing garage was in compliance with all HPC requirements and that it looked very impressive. Mr. Nicholson made a motion to approve the application and Mr. Patton seconded.

ROLL CALL: The result of the roll call was 4 to 0 as follows:  
In favor: Dannenbaum, Nicholson, Patton, Zedalis  
Opposed: None  
Abstentions: Mr. Cusano

The motion carried.

**HPC #16-15 Wall Landscape Services LLC-** 34 East Main Street, Block 602, Lot 3  
Replace existing retaining wall along County of Morris right of way

Present: Mr. Gulino, Applicant and Mr. Wall, Landscape Architect

Mr. Gulino stated that the existing stone wall lining the front of his property is in major disrepair and the stones falling into the street have become a liability. He mentioned that replacing the stone wall with another historic looking stone wall would be economically unfeasible for him. The stone wall is in the Morris County right of way, and the County has provided Mr. Gulino with a wall maintenance agreement stating that it his responsibility to fix the wall as property owner.

After much discussion, the Commission stated the following:

- They recognized the wall is in disrepair and in need of corrective action
- Their preference is to have the wall replaced “like for like”, or at the very least, with a natural stacked stone
- They recognize the financial hardship and would be open to other suggestions more in keeping with the historic district
- They recommended that another option could be to remove the wall with appropriate regrading from sidewalk to street, or a portion of the wall with a smaller amount of stacked stone.

Mr. Zedalis made a motion to approve the application and Mr. Patton seconded.

ROLL CALL: The result of the roll call was 0 to 5 as follows:  
In favor: None  
Opposed: Cusano, Dannenbaum, Nicholson, Patton, Zedalis  
Abstentions: None

The motion was denied.

**HPC #17-15 Walters, David / Simple Coffee-**15 West Main St, Block 301, Lot 39  
Site Plan Waiver

Present: David Walters, Applicant and Dan Geary, Business Partner

The applicant stated that they are starting a new coffee shop and want to change signage and make small restorative changes to the front of the building. Mr. Nicholson mentioned that the sign lettering had to be painted, not vinyl, and any architectural changes to the facade would require another application to the Commission.

Mr. Nicholson made a motion to approve the application and Mr. Zedalis seconded.

ROLL CALL: The result of the roll call was 4 to 0 as follows:  
 In favor: Dannenbaum, Nicholson, Patton, Zedalis  
 Opposed: None  
 Abstentions: Cusano

The motion carried.

**HPC #18-15 O'Brien, Ashling / Viburnum** -13 West Main St, Block 301, Lot 38  
 Replace existing awning

Present: Ashling O'Brien, Applicant

Ashling O'Brien stated that she's replacing the existing awning with a new Viburnum awning. It will be the same colors, black with gold lettering, and same fabric materials that exist presently. The free standing sign will be wood material, with painted lettering. As a condition of approval, Applicant must submit a photo of the stand-alone sign.

Based on the above conditions, Mr. Cusano made a motion to approve the application and Mr. Patton seconded.

ROLL CALL: The result of the roll call was 5 to 0 as follows:  
 In favor: Cusano, Dannenbaum, Nicholson, Patton, Zedalis  
 Opposed: None  
 Abstentions:

The motion carried.

**HPC #03-15 Audi** - 26 East Main Street, Block 601, Lot 12  
 Amended Site Plan - Parking

**HPC #03-15 Audi** - 26 East Main Street, Block 601, Lot 13  
 Use Variance for Employee / Inventory Parking

Present: Paul Pawlowski, Attorney and Matt Luzio, Audi

At the August 17, 2015 HPC meeting, the Commission advised Audi that the streetscape was affected by the additional parking in back. Further, the landscaping needs to be squared off on the east side with the following recommendations:

- A row of evergreens at least 6 feet tall
- At least 1 -2 fruit trees to compliment the evergreens
- Eastern corner is squared off

Mr. Pawlowski expressed concern regarding this recommendation as his client wasn't sure about the future use of the building and the position of the curbing. The HPC agreed that the Applicant can move the curb back if the building is sold to a bank at some point in the future. The application was withdrawn.

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**ADJOURNMENT**

There being no additional business to come before the Commission, Mr. Zedalis made a motion for adjournment which was seconded by Mr. Nicholson. On a voice vote, all were in favor and the meeting was adjourned at 9:50PM.

The next regular scheduled meeting of the Historic Preservation Commission will be held on Monday, October 19, 2015 at 7:30PM at the Phoenix House, 2 West Main Street, Mendham, NJ.

Respectfully Submitted,

*Carolyn Mazzecco*