

**BOROUGH OF MENDHAM  
HISTORIC PRESERVATION COMMISSION**

**MEETING MINUTES OF  
December 19, 2016 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 January 28, 2016 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. Callahan  
                                  Mr. Cusano  
                                  Mr. Dannenbaum  
                                  Mr. Nicholson  
                                  Mr. Zedalis

Absent:                    Mr. Patton

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**MINUTES**

Mr. Zedalis asked for questions or comments on the minutes of the regular meeting of November 21, 2016. There being none, Mr. Dannenbaum made a motion to approve the minutes as written, and Mr. Cusano seconded. On a voice vote, the minutes were passed.

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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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**DISCUSSION**

Representatives for the Audi Dealership at 26-28 East Main Street asked to speak to the HPC informally about design changes to their building. There were five Audi representatives in attendance:

Larry Calli, Attorney  
Henry Chua, Architect  
Lea Cloud, Architect  
Anita Solomon, Project Manager  
James Corsano, Project Manager

Mr. Calli opened the discussion saying that Audi wanted to be respectful of the community and receive input from the Borough about proposed modifications to their building. Mr. Chua added that they are trying to improve the building's appearance, inside and out, in an effort to provide Audi's customers with a premium car purchasing experience. The Mendham Borough location would be for showroom and sales only, with a service drop off only.

Mr. Zedalis asked for clarification on whether the building upgrade was being spearheaded by Audi Corporate or the owner of the dealership, and Mr. Chua said it was driven by Audi Corporate. Mr. Zedalis continued with an explanation of the responsibility of the HPC and Borough ordinances created to protect the historic streetscape in the Borough's Historic Corridor.

Ms. Cloud showed a picture of the new Audi dealership being launched both domestically and abroad, a very contemporary looking building made of aluminum and glass. She also presented a modified design that she thought the Borough might find more amenable, including but not limited to: hardy board, glazing in front, a more rectangular shape of the building, standing seam metal roof in front, and a pitched roof on the back part of the building.

Mr. Cusano and Mr. Zedalis briefed the guests on the history behind the current dealership, and the lengthy process the dealership went through with the Borough's input to create the current dealership's structure. Ms. Solomon responded that they are just gathering feedback on what would be acceptable to the Borough.

Mr. Nicholson told the representatives that the design being proposed was not appropriate in the Historic District and Mr. Dannenbaum reiterated his sentiments. Mr. Zedalis said likewise, and requested the applicants drive around the Borough to get a better sense of what's appropriate. Mr. Cusano asked about other Audi dealerships building in historic districts and that the HPC would not be able to accept a design like they proposed.

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**ADJOURNMENT**

Mr. Cusano made a motion to adjourn the meeting at 8:45pm and Mr. Dannenbaum seconded. On a voice vote the meeting was adjourned.

The reorganization and regularly scheduled meeting of the Historic Preservation Commission will be held on Monday, January 23, 2017 at 7:30PM at the Phoenix House, 2 West Main Street, Mendham, NJ.

Respectfully Submitted,

*Carolyn Mazzucco*