

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION**

**MINUTES OF THE REGULAR MEETING
February 27, 2017 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 Chair Zedalis, at 7:30PM 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, 2017 in accordance with the Open Public Meetings Act and posted on the bulletin board of the Phoenix House on the same date.

ATTENDANCE

Mr. Scott Callahan – Present	Mr. M. Zedalis – Present
Mr. N. Cusano – Presenter for Applicant	Mr. J. Dannenbaum – Present
Mr. B. Patton – Present	Mr. Van Arsdale, Alternate II - Present
Mr. C. Nicholson, Alternate I – Absent	

Also Present:

Mr. Peter Henry – Attorney for HPC

#####

MINUTES

Mr. Patton made a motion to approve the minutes of the regular meeting of January 23, 2017. Mr. Dannenbaum seconded. All members being in favor, the minutes were approved, as written.

#####

PUBLIC COMMENT

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

#####

APPLICATIONS

HPC # 3-17 Aryan @ Mendham LLC
25 East Main Street
Block 1501, Lot 11
Proposed Dunkin Donuts with Drive-Thru

Present: Mr. Nick Cusano, Architect
Mr. Dwar Patel, Son of Owner (Dipak Patel)

#####

Mr. Cusano distributed plans approved by the Mendham Borough Board of Adjustment in 2010. He explained that the Borough had given approval for 25 East Main Street to be demolished and rebuilt, with a similar looking front façade reconstructed. However, the project was abandoned. He explained that his applicant also plans to demolish the existing building, which is approximately 3,000 square feet, and build a slightly larger 4,000 square foot structure.

He mentioned that the applicant is proposing a Dunkin Donuts on the first floor and two affordable housing apartments on the second floor. The basement would be used for storage by Dunkin Donuts. The Commission asked about the details of the outside basement stairs in the front of the building, like location, railings, etc., and Mr. Cusano explained that it was an egress for fire and placed on the plans in case it was needed. However, he needed to talk to the Borough Building Code Official for clarification.

Mr. Cusano discussed some of the proposed materials listed on the architectural plans, and presented a 3-D rendering of the proposed building. Some materials mentioned were hardy plank siding, painted azek trim, copper flashing, wood carved signs, and painted aluminum French doors. He explained the rear entry was designated for service and residents only. The owner also mentioned he planned to hang pictures inside the new building showcasing the history of the site (believed to be housed by Italian immigrants working in the area). At this time, Mr. Cusano said that much of the minutia hadn't been determined, like lighting plans and building color. Mr. Patel added that most of the baking is done off site, so there is only one vent stack needed which will be placed on the back half of the building.

Mr. Patton asked about the hours of operation, and the lighting of the Kiosk. Mr. Patel stated that it hadn't been determined for this location, but generally Dunkin Donuts operate between 5am and 10pm. Mr. Callahan asked about parking, and Mr. Cusano responded that a variance will be sought as 53 spaces are required by Borough Ordinance in the Historic District. The applicant has requested 27 spaces. Mr. Henry asked for clarification on the height of the building because of varying discrepancies on the plans, and Mr. Cusano said it would be 33 feet. Mr. Henry also mentioned that both the Borough and the Applicant have hired traffic consultants regarding traffic concerns at this location.

Mr. Cusano explained that the applicant was gathering feedback before applying to the Board of Adjustment. Mr. Zedalis found the proposed plan appealing, and thought it was well-suited to the Historic District. Mr. Patton echoed the same sentiments. Mr. Callahan asked about the roof composite, and felt he needed more information about the details. Mr. Dannenbaum asked about the size of the side roofs, and if the applicant considered just one apartment which would allow these side roof structures to be smaller and more balanced.

Mr. Patel thanked the Commission for their time. He stated that his family has owned DD franchises for over 25 years, and they are receptive to any and all feedback.

#####

ADJOURNMENT

There being no additional business to come before the Commission, Mr. Zedalis made a motion for adjournment at 8:37pm. The next regular meeting of the Historic Preservation Commission will be held on Monday, March 20, 2017 at 7:30PM at the Phoenix House, 2 West Main St., Mendham, NJ.

Respectfully Submitted,

Carolyn Mazucco

Commission Secretary