

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION**

**MINUTES OF THE REGULAR MEETING
May 15, 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 – Absent	Mr. M. Zedalis – Present
Mr. N. Cusano – Present	Mr. J. Dannenbaum – Present, 7:47pm Arrival
Mr. B. Patton – Present	Mr. Van Arsdale, Alternate II - Present
Mr. C. Nicholson, Alternate I – Absent	

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MINUTES

Minutes from the regularly scheduled March 20, 2017 meeting were not recorded as there was not a quorum and no formal applications on the agenda.

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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.

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APPLICATIONS

HPC # 11-17 Gerard Raho / Edward Jones

27 East Main Street
Block 1501, Lot 42
New Sign

Presenter: Mr. Gerard Raho

Mr. Raho explained that he intends to open an Edward Jones office at 27 East Main Street, and will be inserting an Edward Jones sign in the already existing monument sign in the front of the building. The sign will be high density urethane and routed and painted.

Mr. Zedalis made a motion to approve the sign as presented in the application, and Mr. Cusano seconded.

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

In favor: Cusano, Patton, VanArsdale, Zedalis
Opposed: None
Abstentions: None

The motion carried.

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HPC # 12-17 Murphy & McDonough LLC

2A Hilltop Rd
Block 1501, Lot 1
New Ice Cream Shop

Presenters: Mr. Joe Murphy and Mr. Sean McDonough

Mr. Murphy explained that he and his partner, Mr. McDonough, are planning to open up an ice cream shop called the Mendham Creamery. He presented a picture to the Commission of the 2' X 2' hanging sign he'd like to place at the upper left corner of the building. He also mentioned the awnings would be removed and that they planned to place benches in front of the building on top of a blue stone patio (extending the same color and pattern from 4 Hilltop). He circulated a picture of the Wilson and Fisher wood garden bench as a style choice. The front door would be painted a hunter green and the name would be in gold lettering on the front.

The HPC was excited about the ice cream parlor, and Mr. Cusano made a motion to approve the application as submitted with the following considerations:

- The hanging sign in front would be a wood sign (mahogany), routed, and painted
- The front benches would be of similar design to the Wilson and Fisher bench presented

Mr. Patton seconded the motion.

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

In favor: Cusano, Patton, VanArsdale, Zedalis
Opposed: None
Abstentions: None

The motion carried.

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HPC # 8-17 Paul and Nancy Kildal-Brandt

27 West Main Street
Block 301, Lot 42
New Fence, Fence Replacement and New Pool

Presenters: Mr. Paul Kildal-Brandt and Mr. Alan Wein, Proj. Mgr.

Mr. Kildal-Brandt explained that their property was an extremely deep lot and they wanted to build a natural pool in the 2nd half acre section. He mentioned it wouldn't be very visible from the street, and would have a biofilter pool attached. He said that the current privacy fence would be replaced with a

similar cedar fence, and they were proposing a three-rail fence made of locust to go around the perimeter of the rest of the property.

Mr. Cusano made a motion to approve the application as presented and Mr. Patton seconded.

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

In favor: Cusano, Dannenbaum, Patton, VanArsdale, Zedalis,
Opposed: None
Abstentions: None

The motion carried.

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HPC # 7-17 Signs by Tomorrow
30 East Main Street
Block 602, Lot 1
Lawn Sign

Presenter: Mr. Sanchay Agarwal

Mr. Sanchay Agarwal explained that they had replaced the existing lawn sign with prior approval of someone who is now retired. He further explained that the current sign is etched and painted, and made of high density urethane.

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

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

In favor: Cusano, Dannenbaum, Patton, VanArsdale, Zedalis
Opposed: None
Abstentions: None

The motion carried.

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HPC # 9-17 Sarah Slover
56 West Main Street
Block 1801, Lot 15
Driveway and Parking Lot Addition

Presenter: Mr. Nick Cusano, Architect

Mr. Cusano presented a lot development plan for a new driveway and parking area for his applicant. He explained that the current configuration of the driveway does not allow for convenient access to the front door of the house.

After some discussion, it was recommended to reduce the length of the parking area by 10 feet, to match flush with the northwest corner of the house and covered porch. Mr. Dannenbaum made a motion to approve the application with this condition, and Mr. Patton seconded.

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

In favor: Dannenbaum, Patton, VanArsdale, Zedalis
Opposed: None
Abstentions: None

The motion carried.

Presenter: Nick Cusano, Architect for the Applicant

ADJOURNMENT

There being no additional business to come before the Commission, Mr. Zedalis made a motion for adjournment at 8:35pm. The next regular meeting of the Historic Preservation Commission will be held on Monday, June 19, 2017 at 7:30PM at the Phoenix House, 2 West Main St., Mendham, NJ.

Respectfully Submitted,

Carolyn Mazzucco

Commission Secretary