

MINUTES OF THE HISTORIC PRESERVATION COMMISSION MEETING
TOWNSHIP OF MILLBURN
COUNTY OF ESSEX
January 5, 2017

A regular meeting of the Historic Preservation Commission was held on, January 5, 2017 at 7:30 P.M. in Town Hall.

Attorney Falcon opened the meeting by reading Section 5 of The Open Public Meeting Act, Chapter 231, Public Law 1975.

Attorney Falcon stated that this was the Reorganization Meeting of the Commission. Attorney Falcon administered the Oath of Office to Karen Gaylord, Robert Frenkel and Zachary Davis.

ROLL CALL:

PRESENT: Chair Gadsden, Mr. Davis, Mr. Frenkel, Mrs. Gaylord, Mr. Kirshenbaum, Mrs. Wanga

ABSENT: Mrs. Canfield

ALSO PRESENT: Attorney Christopher H. Falcon, Historic Preservation Consultant Barton Ross and Secretary Nicole Verducci

NOMINATIONS:

Attorney Falcon called for a motion placing a name in nomination for Chairman. Upon a motion made by Karen Gaylord naming William Gadsden, seconded by Robert Frenkel, and with a roll call vote, Mr. Gadsden was elected Chairman.

Mr. Davis-Yes
Mr. Frenkel-Yes
Mr. Gadsden-Yes
Mrs. Gaylord-Yes
Mr. Kirshenbaum-Yes
Mrs. Wanga-Yes

said motion was carried

Chair Gadsden called for a motion placing a name in nomination for Vice Chairman. Upon a motion made by William Gadsden naming Karen Gaylord, seconded by Robert Frenkel, and with a roll call vote, Karen Gaylord was elected Vice Chairman.

Mr. Davis-Yes
Mr. Frenkel-Yes
Mr. Gadsden-Yes
Mrs. Gaylord-Yes
Mr. Kirshenbaum-Yes
Mrs. Wanga-Yes

Chair Gadsden called for a motion placing a name in nomination for Secretary. Upon a motion made by William Gadsden, Nicole Verducci was named, and with unanimous voice vote, Nicole Verducci was elected Secretary.

said motion was carried

MINUTES:

Upon a motion by William Gadsden to approve a Resolution to establish the Township of Millburn Historic Preservation Commission public hearing dates and time for the year 2017, seconded by Karen Gaylord and with a roll call vote as follows:

Mr. Davis-Yes
Mr. Frenkel-Yes
Mr. Gadsden-Yes
Mrs. Gaylord-Yes
Mr. Kirshenbaum-Yes
Mrs. Wanga-Yes

said motion was carried

MINUTES:

Upon a motion by Karen Gaylord to approve the minutes of the November 3, 2016 meeting as submitted, seconded by Elizabeth Wanga and with unanimous voice vote, the minutes were approved.

ANNOUNCEMENTS:

Attorney Falcon requested that the Commission consider the adoption of a Resolution to implement the Minor Work Review Committee. Attorney Falcon read the Resolution in detail. The purpose of this Committee consisting of Chair Gadsden, Mrs. Gaylord and Mrs. Wanga, is for minor alterations meeting the requirements of the Ordinance including, in many instances, those that would have been exemptions under the old Ordinance.

Upon a motion made by Karen Gaylord to adopt the Resolution, seconded by Andrew Kirshenbaum, and with a roll call vote, the Committee was formed.

Mr. Davis-Yes
Mr. Frenkel-Yes
Mr. Gadsden-Yes
Mrs. Gaylord-Yes

Mr. Kirshenbaum-Yes
Mrs. Wanga-Yes

said motion was carried

MEMORIALIZATIONS:

Approval of Application #378, Vijay Mehta, 171 Highland Ave., Short Hills

Upon a motion by Elizabeth Wanga to approve Application #378 as submitted, seconded by William Gadsden and with a roll call vote as follows:

Mrs. Wanga-Yes

Approval of Application #380, Ahnow & Lily Lee, 21 Wells Ln., Short Hills

Upon a motion by Robert Frenkel to approve Application #380 as submitted, seconded by Karen Gaylord and with a roll call vote as follows:

Mr. Davis-Yes
Mr. Frenkel-Yes
Mrs. Gaylord-Yes
Mr. Kirshenbaum-Yes
Mrs. Wanga-Yes

Approval of Application #339, Bernardine Wu, 67 Montview Ave., Short Hills

Upon a motion by Karen Gaylord to approve Application #339 as submitted, seconded by Mr. Frenkel and with a roll call vote as follows:

Mr. Davis-Yes
Mr. Frenkel-Yes
Mrs. Gaylord-Yes
Mr. Kirshenbaum-Yes
Mrs. Wanga-Yes

Approval of Application ##381, 66 Minnisink, LLC, 66 Minnisink Rd., Short Hills

Upon a motion by Robert Frenkel to approve Application #381 as submitted, seconded by Karen Gaylord and with a roll call vote as follows:

Mr. Davis-Yes
Mr. Frenkel-Yes

Mrs. Gaylord-Yes
Mr. Kirshenbaum-Yes
Mrs. Wanga-Yes

REGULATORY HEARING APPLICATION # 329-

Application # 329
Block #3103, Lot # 3

Applicant: Jaime Durando
81 Stewart Road, Short Hills

Applicant seeks an amendment to a prior approval containing a freestanding shed structure at the property in the Short Hills Park District.

Nancy Durando, Applicant and Timothy Klesse, Architect were sworn in.

Mr. Klesse reviewed the application previously approved.

The shed size is to be increased two feet wider and eight feet longer. Mr. Davis asked if the material was the same. Mr. Klesse confirmed.

Mrs. Gaylord asked if there are stairs to the attic of the shed. Mr. Klesse confirmed.

Upon a motion by Karen Gaylord to approve, seconded by Robert Frenkel and with a roll call vote as follows:

Mr. Davis-Yes
Mr. Frenkel-Yes
Mr. Gadsden-Yes
Mrs. Gaylord-Yes
Mr. Kirshenbaum-Yes
Mrs. Wanga-Yes

said motion was carried

REGULATORY HEARING APPLICATION # 382

Application # 382
Block #2210, Lot #4

Applicant: **Kimo Winterbottom**
10 Barberry Lane, Short Hills

Applicant seeks renovations at the property including (new shed dormer windows) in the Short Hills Park District.

David Rosen, Architect and Gary Winterbottom, Applicant were sworn in.

Mr. Winterbottom stated that due to a growing family, more space is needed in the home.

Mr. Rosen presented photos marked A-1 and A-2, a street View. A-3, a side view of the structure reflecting the current conditions, and A-4 an aerial photo depicting the property lines.

Mr. Rosen stated the structure is a ranch with an added wing of garages. The addition of shed dormers in the front and side was presented in detail. The idea is to match the addition to the existing home with the same scale and character. Referring to A-4 the property lines were presented. An existing floor plan was presented. The additions were presented in detail. The dormers will be identical and will align with the center of the garage bays.

Referring to A-4 the window will be updated and the roof is slightly raised with dormers towards the driveway. The ridgeline on the main body of the structure will not change.

A Historical Survey was presented describing the conditions of the house. The goal is to retain the character of the residence.

Mrs. Wanga asked the difference in height of the old ridge of the garage vs. the new ridge. Referring to A-2 she asked if a different window was considered. Mr. Rosen stated four feet is the difference and he felt a decorative window that isn't too ornate and would fill the space better than a single window. Mrs. Wanga, Mr. Kirshenbaum and Mrs. Gaylord stated that the window is more ornate than any other window that presently exists on the house.

Mr. Davis questioned the materials of the roof and if it would look uniform. Mr. Rosen stated wood shingles would be used and the alignment would allow the shingles to wrap around. Referring to a photograph, Mr. Rosen stated that before the first season it's possible to have a stark difference. After some weathering, it will blend in.

Mr. Davis commented that the house will be more uniform.

Mrs. Gaylord feels three single windows would be a better fit. Mrs. Gaylord feels a second window in the garage would make it look less lonely. Mr. Rosen stated that due to landscaping the view is more into the driveway rather than the structure.

Mr. Frenkel stated he does not mind the window.

Mr. Rosen agreed to a simpler window design.

It was agreed to memorialize a resolution, contingent on a triple window replacing the original requested more ornate window.

Upon a motion by Karen Gaylord to approve, seconded by Robert Frenkel and with a roll call vote as follows:

Mr. Davis-Yes
Mr. Frenkel-Yes
Mr. Gadsden-Yes
Mrs. Gaylord-Yes
Mr. Kirshenbaum-Yes
Mrs. Wanga-Yes

said motion was carried

Section 106 Review Advance Speed Enforcement System II / NJ Transit

Applicant seeks to install a 60' high utility pole with an antenna near Glen Avenue.

Mr. Ross, referring to images presented, explained that due to its location there should not be an issue.

Mr. Davis is pleased with this plan and feels this system could prevent a tragedy. This will allow a train to slow down to a stop with this system.

It was agreed not to comment.

DISCUSSION ITEMS

Referring to 71 Western Drive, Mr. Ross stated that changes were already made due to Hurricane Sandy. They are seeking Disaster Recovery Funds. A Zoning Application was not filed and HPC should have their own review. No Building Permits have been pulled in the last 10 years. This is a designated house that should have had permission from the HPC.

Attorney Falcon questioned the Applicant Name. Mr. Ross stated his name is Daniel Graves.

Historic Preservation Ordinance Revisions – Briefing on New Ordinance by Barton Ross & HPC Counsel

Attorney Falcon stated that the ordinance has passed. The planning board had a few minor changes regarding timeframes that were agreed upon by the Township Committee. The Township Committee would seek to have one person from each Historic District sit on the Commission.

The final copy was circulated to the HPC through emails.

New standards were discussed by Mr. Ross. He requested the Commission read the ordinance. Key, Contributing and Non Contributing will replace Designated and Non Designated.

The minor work committee can issue their own Certificates of Appropriateness unless they deny it or don't settle on an agreement.

The Certificate of Appropriateness was reviewed in detail. It was questioned how this would be enforced. Mr. Ross agreed this will be difficult in the case of very minor modifications. Mr. Davis asked if there are penalties. Mr. Ross stated they are in the ordinance and the penalty is a significant amount.

Mr. Gadsden commented that the Minor Work Review Committee won't be a huge commitment with no more than 15 in a given year. Of this, 1-3 applications would require something beyond a review.

Mr. Gadsden stated this brings our ordinance in line with other ordinances and will presumably allow us to receive \$25,000 in grant money.

Ms. Verducci questioned if she will be the secretary to the new Minor Work Review Committee. Mr. Ross stated that new forms and applications will be created.

Mr. Gadsden stated he appreciates the work that Mr. Ross and Attorney Falcon did over the years with the ordinance.

Mrs. Gaylord requested Bio's of any new members. Mr. Gadsden stated they can be requested through the Township Clerk.

With no further suggestions or comments from the Commission, the meeting was adjourned at 8:53 PM.

Respectfully submitted,

Nicole Verducci, HPC Secretary

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