



## THE TOWNSHIP OF MILLBURN

375 MILLBURN AVENUE  
MILLBURN, NEW JERSEY 07041

MINUTES OF THE HISTORIC PRESERVATION COMMISSION MEETING  
TOWNSHIP OF MILLBURN  
COUNTY OF ESSEX  
March 1, 2018

A regular meeting of the Historic Preservation Commission was held on, March 1, 2018 at 7:30P.M. in Town Hall.

Acting Chairperson Canfield opened the meeting by reading Section 5 of The Open Public Meeting Act, Chapter 231, Public Law 1975.

### ROLL CALL:

PRESENT: Mr. Frenkel, Mr. Davis, Mrs. Wanga, Mrs. Sharma, Mrs. Esquivel, Mr. Owolabi, Mrs. Canfield

ABSENT: Mr. Gadsden, Mrs. Gaylord

ALSO PRESENT: Attorney Andrew Brewer, Barton Ross Historic Preservation Consultant and Secretary Nicole Verducci

### MEETING MINUTES:

Upon a motion by Commissioner Wanga to approve the minutes of the February 1, 2018 meeting as submitted, seconded by Commissioner Frenkel and with unanimous voice vote, the minutes were approved.

### MEMORIALIZATIONS:

From February 1, 2018:

Approval of Application #403, Brian Charters, 55 Stewart Rd., Short Hills Historic District

Upon a motion by Commissioner Wanga to approve Application #403 as submitted, seconded by Commissioner Frenkel and with a roll call vote as follows:

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Mr. Davis-Yes  
Mr. Frenkel-Yes  
Mrs. Wanga-Yes  
Mrs. Canfield-Yes  
Mrs. Sharma-Yes

said motion to deny was carried

Approval of Application #404, Sumit Haldar, 439 Wyoming Ave., Wyoming Historic District

Upon a motion by Commissioner Wanga to approve Application #404 as submitted, seconded by Commissioner Frenkel and with a roll call vote as follows:

Mr. Davis-Yes  
Mr. Frenkel-Yes  
Mrs. Wanga-Yes  
Mrs. Canfield-Yes  
Mrs. Sharma-Yes  
Mrs. Esquivel-Yes

said motion to deny was carried

**OLD BUSINESS**

**Application #402  
Block #3104, Lot #5**

Applicant: **Jason & Sara Singer  
177 Highland Ave.**

Application for major renovations, landscaping and home additions.

Sara Singer, Jason Singer, the home owners and Hildie Lazar, Architect were present.

Mr. Singer stated that the following suggestions from the previous meeting will be accepted. Slate roof, relocation of the chimney, window colors will remain white, the driveway suggestion was accepted as well. The grand entry will have a pea gravel walkway as suggested by the HPC. It is requested that the exterior of the addition will have stucco and stone.

3D drawings were presented in detail by Hildie Lazar showing the existing vs. the proposed plan. Emphasis was placed on the addition of light on the first floor via windows. A slate roof was presented. The intention is to have stone matching the original gables of the house.

Mr. Ross, referring to the driveway, stated that through the subcommittee, a smooth surface and a mixture of asphalt and pavers with a pea gravel walkway was suggested. Mr. Ross feels the other changes are acceptable. He stated that the windows are minimally visible. The brick walls are deteriorated. The line drawings have not been updated and it is proposed if the board is happy, any subcommittee issues can be resolved at a later date.

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Mrs. Canfield opened the meeting to Commissioners questions. Mr. Frenkel asked if Mr. Ross agrees with all of the changes. Mr. Ross stated anything unresolved should be handled by a subcommittee.

Mrs. Sharma questioned if the rear is French doors or windows. Mrs. Lazar stated there are French doors with the same sized openings. Mrs. Sharma questioned the circular driveway. Mr. Ross, referring to Page 3 of his memo, stated the client has agreed to make the change that the HPC suggested at the last meeting. Mr. Ross feels any decision should be stipulated in the Resolution.

Mr. Owolabi questioned the driveway materials. Mrs. Singer stated it will be gravel but a combo of asphalt and pavers agreed by the subcommittee.

Mrs. Esquivel asked for clarification that the pea gravel will be the current driveway narrowing it slightly. The rounded area will be the new driveway with pavers at the apron with asphalt and an outline of pavers around the driveway. The courtyard will be a combination of materials as well. Mr. Ross stated the idea is aprons at the curb cuts and an apron around the entire rectangle with asphalt on the driveway and at the house front.

Mr. Davis questioned the roofing materials. Mr. Singer stated the roof will be matching slate as the current roof. Necessary repairs will be made as well. Mr. Singer stated 10-20% of the roof will be replaced or repaired. Mr. Davis is concerned with the salvage of the trees. Mr. Singer stated the cherry tree will likely not remain.

Mrs. Canfield questioned the materials of the flat roofs. Mrs. Lazar stated the roofs will be copper. Mrs. Canfield questioned if all windows would be replaced. Mr. Singer confirmed the windows will be replaced with the same as the existing windows in white.

Mrs. Canfield opened Comments to the Commissioners. Mr. Frenkel, Mrs. Sharma, Mr. Owolabi, Mrs. Wanga, Mrs. Esquivel stated they are happy with the plans.

Mr. Davis questioned the placement of the stucco. Mrs. Lazar presented the areas of stucco in 3D format. Mr. Davis approved.

Mrs. Canfield questioned if the stone walls are historic. Mr. Ross feels they are part of the original house, although the brick walls did not appear to be. Mrs. Canfield stated that the stucco, while making sense, suggested that the subcommittee decide on the materials. Mrs. Wanga feels having it only on the end caps is out of keeping and doesn't match the character of the house. She feels this plan has come a long way and appreciates the changes they were willing to make.

Mr. Frenkel feels all brick is preferred.

Mrs. Canfield stated a list of materials needs to be submitted to the subcommittee along with their placement. The addition end walls will be left up to the subcommittee when they are at the point of building it. Architectural drawings need to be updated. Engineering drawings for the driveway and a landscape plan.

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Yameen Arshad, resident was sworn in. Mrs., Arshad commented on the roof style and feels the hip roof looks random and the long windows ruin the integrity of the house.

Mr. Singer questioned the background of Mrs. Arshad and stated he is concerned of ethical issues.

Upon a motion by Commissioner Frenkel to approve Application #402 as submitted, seconded by Commissioner Wanga and subject to the approval by a Subcommittee appointed by the Chair and with a roll call vote as follows

Mr. Davis-Yes  
 Mr. Frenkel-Yes  
 Mrs. Wanga-Yes  
 Mrs. Canfield-Yes  
 Mrs. Sharma-Yes  
 Mrs. Esquivel-Yes  
 Mr. Owolabi-Yes

**NEW BUSINESS**

**Application #406**  
**Block #2201, Lot #7**

Applicant: **Barbara and Cyrus Mohebbi**  
**10 Stewart Rd**

Application to demolish existing partial second floor and build new front portico, in addition to other architectural improvements.

Yameen Arshad, Barbara and Cyrus Mohebbi and Jonathan Katz, Architect was sworn in.

Mrs. Mohebbi stated her reasons for the renovation. She touched on the private setting; however the exterior of the house is out of proportion to her eye. She feels the eaves are extended too far at one of the additions. The current stone is not aging well and the windows lack character.

Mr. Katz presented site photos. A common driveway was presented. A heavily wooded area was shown showing the house is not visible from the street. The intent is to bring the house back to mid century modern style. Various views of the home were presented.

It is requested to remove the second story of a previously added addition. Renderings of before and after were presented marked Exhibit A1-A4. Elevations were shown. Mr. Katz stated that the chimney height will be reduced. An existing basement plan was shown. The west elevation was proposed to have stone replaced and added along the base with the existing chimney in stone. A combination shingle roof will be added. Existing cedar siding will be replaced with cedar shakes. Doors will be aluminum with opaque glass. Windows will be replaced. A portico will be added to the exterior of the house with a metal roof. The north elevation was proposed. The number of bedrooms will remain the same. Removing the second floor will allow for raised ceilings in the main living space on the first floor.

Mr. Ross commented that bringing the house to its original look is good. He suggested the windows on the house look different than the garage to differentiate the two.

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Mrs. Wanga questioned if the current materials on the house are original. Mr. Katz confirmed. She questioned the drastic departure of materials. Mr. Katz feels the stone is in bad shape as well as the brick and elected to go with all stone. Roofing materials will be the same. The siding will be changed to shingles because it gives the house more character. Mrs. Wanga questioned the intention of changing the window size. Mr. Katz felt it makes it look more modern. Mrs. Wanga feels the historic elements of the house should not be changed. Mr. Katz feels the windows are in character of the time period.

Mr. Davis questioned for clarification of which circulated materials will be used. Mr. Katz stated the shakes, roofing, windows, garage doors and asphalt roofing of a warm grey.

Mr. Frenkel questioned Mr. Ross's comfort of the stone. Mr. Ross stated it is a modern house and off the street. He feels using premium materials are making a good investment. Mr. Ross is happy with the garage doors if the board approves.

Mrs. Sharma questioned if the basement will remain. Mr. Katz stated they are infilling at the first floor level for space availability making the home one level.

Mr. Owolabi asked for confirmation on the existing second floor placement. Mr. Katz stated it is a portion of the house and the existing roofline will be followed. The height will remain the same.

Mrs. Canfield asked for clarification if the materials of the metal roof on the portico and gutters. Mr. Katz stated the materials will be a tin coated copper with a silver color that will weather. Mrs. Canfield asked for a color scheme. Mr. Katz stated warm grey tones were chosen.

Mrs. Canfield commented it is a shame the house isn't being restored and the materials are not doing justice to the original house. The shingles are not as horizontal as the original, the original windows are better on proportion than what is shown. Yet, she is not opposed. She suggested better materials not stripping the house of what it was.

Mr. Davis commented they are doing justice to the house and suggested that as many trees are preserved as possible.

Mr. Frenkel, Mr. Owolabi, Mrs. Sharma and Mrs. Canfield are happy with the presentation.

Upon a motion by Commissioner Frenkel to approve Application #406 as submitted, seconded by Commissioner Wanga and with a roll call vote as follows:

Mr. Davis-Yes  
Mr. Frenkel-Yes  
Mrs. Wanga-Yes  
Mrs. Canfield-Yes  
Mrs. Sharma-Yes  
Mrs. Esquivel-Yes  
Mr. Owolabi-Yes

**HISTORIC PRESERVATION COMMISSION MINUTES****March 1, 2018****Application #407  
Block #302, Lot #14**Applicant: **Meilee Zheng  
74 Cedar St**

Application to demolish an existing home and build a new 2-1/2 story house with attached 2-car garage and other site improvements.

Timothy Klesse, Architect and Meilee Zheng the Applicant were sworn in.

Mr. Klesse stated the existing structure is in poor condition and demolition is necessary as supported in Mr. Ross's report. Exhibit A-1 was presented. An existing house will be removed, replaced by a colonial revival style 2 ½ story house with a 1 ½ story detached garage/carriage house with a flat roof link. The circular driveway will remain the same. The massing was minimized as suggested by previous meetings. A first and second floor plan was briefly presented. A habitable attic was presented. Traditional windows were presented as well as a wide chimney style. Materials were presented. Exhibit A-2 was circulated showing an example of a link. Mr. Klesse stated that the roofing material presented was suggested by Mr. Ross. Due to cost, a slate line product was chosen. A window sample was presented, as well as brick samples. Wood clap board siding was presented. The garage doors will be wood painted barn retractable doors. An existing shed will be removed.

Mr. Frenkel questioned the link materials. Mr. Klesse explained in detail stating you will see lead coated copper from the street.

Mrs. Sharma questioned the distance of the new garage from Cedar Street. Mr. Klesse stated 49 feet.

Mr. Owolabi questioned what was on top of the garage. Mr. Klesse, referring to H PC-3, stated a master bedroom and master bathroom.

Mrs. Wanga questioned the circular driveway. Mrs. Zheng prefers it for landscaping purposes making the house too private. Mr. Klesse feels the site can absorb a circular driveway.

Mrs. Esquivel asked for clarification that the walk through is two stories, all glass and set back connecting the house to the garage and master bedroom, yet looks like a detached garage. She questioned the purpose of a glass connection. Mr. Klesse stated the intent is to minimize the visual effect of the two structures and add a floor area with a visual minimum connection.

Mr. Davis, referring to the roof, questioned the pitch. Mr. Klesse stated 9 inches for drainage. Mr. Davis questioned the stone material. Mr. Klesse stated it is a brown tone, square rectangular shaped stone. Mr. Davis questioned the roofing material. Mr. Klesse stated it will be a darker color but not too dark. Mr. Davis is concerned three large trees are being skirted by the driveway. Mr. Davis feels they should be kept intact. Mr. Davis asked if the driveway will be paved. Mr. Klesse confirmed.

Mrs. Canfield asked if the flat roof material will be slate. Mr. Klesse stated it will be rubber.

Mr. Frenkel commented he has no issues with the presentation or the circular driveway.

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Mrs. Sharma commented that based on the existing structure, they should avoid going over the limits of the footprint. Mr. Klesse said he has not gone before the Zoning board but is staying within the limits.

Mrs. Wanga does not approve of the circular driveway and feels the parameter planting is not in keeping.

Mrs. Esquivel and Mr. Davis stated the improvements are nice.

Mrs. Canfield suggested the slate line roof does not look like slate. She would like to see a more realistic looking product. Mr. Ross and Mr. Klesse will look into other options through the subcommittee. Mrs. Canfield is not opposed to the circular driveway. She feels the house is charming. She suggested keeping the landscaping lower to see the dimensions and setbacks. Mrs. Canfield feels the house fits in the neighborhood and is not opposed to the circular driveway.

Mr. Richard Dolansky, resident was sworn in. Mr. Dolansky commented that he agrees with Mrs. Canfield and the house is charming and acceptable. He has no issues with a circular driveway and stated that it goes with the design of the property. Mr. Dolansky appreciates that the house is different from the other houses on the block. Mr. Dolansky suggested a product called Seledon which is a ceramic tile replicating slate.

Mrs. Canfield read the amendments for clarification, which is looking at a different roof product, sample stone and raising the chimney to 5 feet. It is recommended the tree commission advise on saving the tree and its root system. The recommended chimney was decided on as example B unanimously.

Upon a motion by Commissioner Frenkel to approve Application #407 as submitted, seconded by Commissioner Sharma and subject to the approval by a Subcommittee appointed by the Chair and with a roll call vote as follows

Mr. Davis-Yes  
 Mr. Frenkel-Yes  
 Mrs. Wanga-Yes  
 Mrs. Canfield-Yes  
 Mrs. Sharma-Yes  
 Mrs. Esquivel-Yes  
 Mr. Owolabi-Yes

**Application #408**  
**Block #3004, Lot #1**

Applicant: **Joe and Carrie Essinfeld**  
**120 Highland Ave**

Conceptual Review to build a new 1-story breakfast room and window replacements.

Mr. Jerry Anthony Bruno Jr., Architect spoke on behalf of Joe and Carrie Essinfeld. The project will consist of interior renovations and window replacement with the removal of a conservatory, replacing it with an addition. Historic photographs were presented. The project will be in three phases.

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Phase 1 will be an attic renovation. The proposed attic will have attic renovations with period moldings and doors added. Attic windows will be replaced with mutton patterns with two rear windows as double hung to match the windows next to it. Referring to the dormer windows, they will be replaced with wood windows from metal casements.

Phase 2 is the second floor renovation. Moldings will be replaced as well as doors. The center core will be reorganized with a laundry room added and a master suite. All windows will be replaced to match the existing. A rear window will be replaced with a fixed, smaller window to accommodate the roof addition.

Phase 3, the largest phase, renovating the dining room and mud room. The kitchen space will be expanded taking space from the over sized family room. The conservatory in the rear will be removed and a breakfast room will be added resembling a pavilion with a slate roof, matching the house. The pavilion roof will be shingles with a Hartshorne style window. The fireplace will be resurfaced.

Three windows in the stair hall will be replaced with double hung windows.

The dining room and library will be replaced with double hung windows to match the existing.

The window materials in the front of the house will be made of mahogany with double pane glass and a spacer bar between.

Mrs. Wanga commented the casement windows in the attic are not an issue. Mr. Bruno feels the frames are not in good shape even though the leaded glass is. Mrs. Wanga feels if they are good quality it may be worth salvaging them. Mrs. Wanga feels it should be investigated. Mrs. Wanga questioned the inspiration of the addition. Mr. Bruno feels the addition was over scaled. Mr. Bruno stated extra detail will make it a piece of architecture.

Mrs. Esquivel questioned if the envelope was staying the same. Mr. Bruno confirmed. Expanding the kitchen into the family room will bring down the scale. Mr. Bruno confirmed that the living room currently exists.

Mr. Davis commented he likes the house. He finds the four periods of construction interesting. He requested the façade with uniformity and elevations. He would like to see anything possible salvaged.

Mr. Frenkel, referring to ST-1 questioned the placement of the walls. Mr. Frenkel feels a wall is missing or was removed. Mr. Frenkel feels replacing the wall will complete the look. Mr. Bruno will take it into consideration. An explanation of the missing wall is needed. Mr. Frenkel said the carriage house and paddle courts are in disrepair. Mr. Bruno said the paddle courts will be removed and the carriage house will be renovated eventually.

Mrs. Sharma, referring to A-4, asked if the window will be removed. Mr. Bruno confirmed that it will be removed and replaced with an awning window. She questioned if the breakfast area will stand out. Mr. Bruno stated it will blend in. She questioned the material of the walls. Mr. Bruno stated it is brick.

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Mrs. Canfield feels while the house is unique, the dormer entrance is different. Ideally those elements should be brought back to the house. While making the best of the additions, the leaded glass should be duplicated with a newer leaded glass. She agrees with Mr. Frenkel that the outside garden is part of the house and would like to see it incorporated in the plan. Mrs. Canfield does not like the conservatory idea and feels the conservatory should have a bottom as brick and French doors to add architectural element. Mrs. Canfield feels the leaded windows are more important than the leaded frames. Mrs. Canfield highly recommends that the carriage house be another phase and presented. Mr. Bruno stated his client would like to start as soon as possible and asked if it is necessary to add the carriage house immediately. Mrs. Canfield feels the carriage house should be locked in showing a restoration. Mrs. Canfield feels this is an important structure and the HPC will hold it to the highest standard.

They agreed to return to the April 5th meeting for a Regulatory hearing.

**ADJOURNMENT**

With no further suggestions or comments from the Commission, the meeting was adjourned at 10:45pm

Respectfully submitted,

Nicole Verducci, HPC Secretary

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Nicole Verducci, Secretary/Clerk

The next meeting of the Historic Preservation Commission is April 5, 2018