



THE TOWNSHIP OF MILLBURN

375 MILLBURN AVENUE
MILLBURN, NEW JERSEY 07041

MINUTES OF THE HISTORIC PRESERVATION COMMISSION MEETING
TOWNSHIP OF MILLBURN
COUNTY OF ESSEX
September 6, 2018

A regular meeting of the Historic Preservation Commission was held on, September 6, 2018 at 7:30P.M. in Town Hall.

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

ROLL CALL:

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

ABSENT: Mrs. Canfield, Barton Ross Historic Preservation Consultant

ALSO PRESENT: Attorney Andrew Brewer and Secretary Nicole Verducci

MEETING MINUTES:

Upon a motion by Commissioner Gaylord to approve the minutes of the August 2, 2018 meeting as submitted, seconded by Commissioner Frenkel and with unanimous voice vote, the minutes were approved.

MEMORIALIZATIONS:

1. Approval of Application #410, Harry Gross, 121 Highland Avenue, Short Hills Park Historic District

Upon a motion to approve Application #410 as submitted, and with a roll call vote as follows:

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

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Mrs. Esquivel-Yes
Mr. Owolabi-Yes
Mrs. Sharma-Yes

said motion was carried

2. Denial of Application #417, Jake Feldman, 153 Highland Avenue, Short Hills Park Historic District

Upon a motion to deny Application #417 as submitted, and with a roll call vote as follows:

Mrs. Wanga- Yes
Mrs. Gadsden- Yes
Mr. Owolabi- Yes
Mrs. Sharma- Yes

said motion was carried

NEW BUSINESS

**Application #419
Block #3104, Lot #2**

**Applicant: Jake Feldman
153 Highland Ave**

Applicant seeks to demolish portions of an existing home and build a new 2-1/2 story house with an attached 3-car garage and other site improvements.

Mr. Jake Feldman, Applicant was sworn in. Mr. Feldman stated after consulting with Barton Ross and with a better understanding of the HPC's concerns, they believe the current proposal is worthy of the Commissioners support.

Mr. Tim Klesse and Robert Forbes, Architects were sworn in. Mr. Klesse presented changes in the site plan from the previous application. A retaining wall still stands and the constructed additions to the accessory building were demolished and changed to its original use. A pool, pool deck and patio with a small retaining wall to protect the sunk in pool with the same stone as the existing retaining wall was shown. The existing street buffer of trees and tree types were touched on. A tennis court and fencing was presented.

Exhibit A1, proposed trees that were requested by the town were presented. A chain link fence around the tennis court was presented. The visibility of the retaining walls was briefly discussed. The pool fence is black metal.

Mrs. Gaylord questioned who will try to save the Norway spruce. She requested Save a Tree examine the tree and give guidance. Mr. Klesse agreed to contact them in order to protect the tree. A basement plan was presented briefly.

The first floor addition was made smaller than previously presented. The garage was pulled forward in terms of creating a better relationship between the masses. The previously located bedroom was moved to the side.

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The second floor is a one story building on the right side which was lowered by two feet compared to the previous application. The one story area is in the back of the structure. The attic was briefly presented. The mass on the right of the facade is a one story structure. The roof is hipped to minimize the appearance. The roof type will be asphalt similar to other homes in the neighborhood. A chimney is added with an additional false chimney. A trellis will be over the garage. The right side of the home will have a brick pier with a transparent glass minimizing the look of the structure.

The right side elevation of a one story office space will hold the primary chimney. Textures of the home were presented. The rear elevation was presented

A three car garage was presented by Mr. Klesse with a recessed structure and a trellis above.

The accessory building will have the original stone with an added covered porch. Photos of the accessory building were presented marked A-2. The wood framed structure is being removed with the brick and stone building remaining. The brick building and green house will be removed while the wall will remain in place.

Mr. Klesse presented a 3-D model, plotting the area. A rendering of the building was presented marked Exhibit A-4.

Mr. Forbes presented a 3-D computer animation of all sides and views of the structure marked Exhibit A-3. The changes in massing was presented. A street scape video was shown.

Photos marked Exhibit A-5 were presented of views from the street. Photos marked Exhibit A-6 of various roofs in the district were presented.

Referring to the packets that were circulated, Mr. Klesse presented material samples of English Grey colored roofing. Brick samples, cedar shakes and wood trims were presented.

A list of modifications since the start was distributed to the Commission marked Exhibit A-8 and presented in detail by Mr. Klesse.

Mr. Klesse circulated a picture of the brick marked Exhibit A-9.

Mr. Klesse concluded that he attempted to satisfy the requests of the Commission and agreed in the past points were missed. After reviewing Mr. Ross's August 23rd report, he felt the requested changes were addressed.

Mr. Gadsden, Mrs. Sharma, Mr. Frenkel, Mr. Owolabi, Mrs. Wanga, Mrs. Esquivel and Mrs. Gaylord stated the rendering is much more attractive then where it started. Mrs. Sharma stated it is a great piece of art and is happy to support the application with the condition that the tree is restored. Mr. Davis likes the massing but questioned if it will look similar to the existing building. Mr. Klesse stated the ridge is 5' lower than the primary ridge. Mr. Davis stated it ties in. Mr. Davis asked of the type of pavers in the driveway. Mr. Klesse clarified it is asphalt with a Belgium block border which is existing. Mr. Klesse stated the rear driveway will be turned into grass. Mrs. Gaylord questioned the use of the structure near the pool. Mrs. Gaylord feels a shower is necessary and Mr. Feldman agreed.

Upon a motion by Commissioner Wanga to approve Application #~~419~~415 as submitted, seconded by Commissioner Sharma and with a roll call vote as follows:

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Mr. Frenkel-Yes
Mr. Davis-Yes
Mrs. Wanga-Yes
Mrs. Gaylord-Yes
Mrs. Gadsden-Yes
Mrs. Esquivel-Yes
Mr. Owolabi-Yes
Mrs. Sharma-Yes

With no further suggestions or comments from the Commission, the meeting was adjourned at 8:26 pm

Respectfully submitted,

Nicole Verducci, HPC Secretary

The next meeting of the Historic Preservation Commission is October 4, 2018.