



THE TOWNSHIP OF MILLBURN

375 MILLBURN AVENUE
MILLBURN, NEW JERSEY 07041

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

A regular meeting of the Historic Preservation Commission was held on, December 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. Davis, Mrs. Canfield, Mrs. Wanga, Mrs. Esquivel, Mr. Owolabi, Mrs. Sharma, Mr. Frenkel

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

MEETING MINUTES

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

MEMORIALIZATION:

Approval of a Resolution supporting the submission of a no local match required grant application not to exceed \$25,000 to the New Jersey Historic Preservation fund Certified Local Government Grant-In-Aid 2019.

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Upon a motion by Commissioner Canfield to approve Application #416 as submitted, seconded by Commissioner Gaylord and with a roll call vote as follows:

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

said motion was carried

MEETING MINUTES:

Chair Gadsden remembered the loss of a dear friend to the HPC, Mr. Richard Dolansky who was an avid supporter of the commission. He will be missed.

NEW BUSINESS

Presentation of the **2018 Historic Preservation Service Award** to **Sandra Haimoff** for her efforts to save the circa 1828 Parsil House on behalf of the Millburn-Short Hills Historical Society by Chair Gadsden. Mrs. Haimoff graciously accepted.

Presentation of the **2018 Historic Preservation Project Award** to **Binali & Anil Patel** for their award-winning home renovation and addition at 1 Moraine Place by Chair Gadsden. Mr. and Mrs. Patel graciously accepted.

Mr. Ross discussed the Preservation Requirements for the coming years.

Certified Local Government (CLG) presentation by Barton Ross, AIA, AICP, LEED AP

Mr. Ross discussed applying for a CLG Grant for the Short Hills District in 2019. The grant is due early January. The go ahead is usually given in June and must be completed by the end of September. A Certified Local Government is the best commissions in the state. This entitles you to have preferential treatment with the HPC Office.

Application #424; 37 Forest Dr.; Block #2204, Lot #3; Contributing Property; Short Hills Park Historic District / Mr. and Mrs. Michael Sanchez – Applicant

Application for a new pool house.

Michael and Robin Sanchez homeowners and Timothy Klesse, Architect were sworn in.

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Mr. Klesse stated the project is to add a pool cabana. Mr. Klesse presented the location of the house on the street and the pool area. The cabana will be centered at the end of the yard by the pool with a hot top to the left. Marked Exhibit A-1.

Mr. Klesse presented photos of the current yard and pool.

Referring to HPC-2 a patio addition with the 24x24 cabana was presented. Elevations were presented.

The cabana will have wood shakes, stone and a slate roof with six over six windows. Materials will match the existing structure.

The history of the home was presented.

Mr. Ross stated the pool will not be altered. The deck will be extended due to the added patio. The fence is black aluminum, matching the pool fence. The pool equipment does not have any intentional screening and will remain on the right side of the house.

Mr. Owolabi asked the size of the hot tub. Mr. Klesse stated 8x10.

Mrs. Canfield asked the purpose of the demolition permit. Mr. Klesse stated it is not going to be utilized.

Mr. Davis asked what is presently at the location where the cabana will go. Mr. Klesse stated some brush but not much. Mrs. Sanchez stated there are raspberry bushes.

Mr. Klesse stated 3 feet of back fill will be excavated.

Mrs. Esquivel asked for clarification that the house will match the cabana. Mr. Klesse confirmed.

Mrs. Gaylord was concerned of the trees. Mr. Klesse stated there is a lot of space and not many trees.

Upon a motion by Commissioner Frenkel to approve Application #424 as submitted, seconded by Commissioner Esquivel and with a roll call vote as follows:

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

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Application #423; 45 Linden St.; Block #308, Lot #6; Non-Contributing Property; Short Hills Wyoming Historic District / John Popolillo– Applicant

Conceptual Application for a teardown demolition and new single-family home construction, house built 1956.

Mr. Popolillo gave the history of the house. He stated it is an obsolete house. He stated it will be renovated to a four bedroom, two story home. It will blend in, keeping with the homes in the neighborhood.

Mrs. Esquivel asked if there is a detached garage. Mr. Popolillo confirmed.

Mr. Ross circulated his memo to the Commission. He stated there is no reason to keep the house and he feels a two story will blend in and will utilize the deep lot.

Mr. Frenkel asked the style of the house. Mr. Ross stated it does not mesh well with the district.

With no questions or comments Mr. Popolillo agreed to return with a regulatory application.

OTHER BUSINESS

Mr. Ross presented the Preservation in Practice: A Premier for Historic Preservation and Planners to the Commission. This included the history, duties of the HPC, Documents, Requirements, Survey samples, and Certificate of Appropriate process, Element of the Master Plan, Action Plan Agenda, Eligible districts, and Property Owner rights. Land Use Law, Local Preservation Ordinances. Types of commissions were explained in detail. Mr. Ross suggested we have a referral process which is in our ordinance. Standards and Criteria should always be referenced. Preventative maintenance was touched on. Design Guidelines should be updated in the future. Minor Works Revisions Committees, Property Maintenance.

Examples of a law case was presented referring to the Nadelson house. Other examples of restoration was presented by Mr. Ross.

Mr. Ross stated we have a rehabilitation sub code in New Jersey.

Effective March 2019 a rule of all minor work no longer requires a building permit. The HPC will be responsible for regulating this on historical properties.

Mrs. Gaylord suggested a plaque program for recognized houses.

ANNOUNCEMENTS:

Mr. Gadsden announced that after 10 years, he will be stepping down from the Commission and thanked everyone.

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With no further suggestions or comments from the Commission, the meeting was adjourned at 8:49pm

Respectfully submitted,

Nicole Verducci, HPC Secretary

The next meeting of the Historic Preservation Commission is January 10, 2019