



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 4, 2021

A regular meeting of the Historic Preservation Commission was held on, March 4, 2021 at 7:30P.M. via Zoom.

Nicole Dante, Secretary, opened the meeting by reading Section 5 of The Open Public Meeting Act, Chapter 231, Public Law 1975.

ROLL CALL

PRESENT: Mrs. Canfield, Mr. Davis, Mr. Frenkel, Mrs. Wanga, Mr. Nalitt,
Mrs. Sharma, Mr. Kramer, Mrs. Gaylord

ABSENT: Mrs. Esquivel

ALSO PRESENT: Attorney Andrew Brewer, Barton Ross Historical Preservation
Consultant, Secretary, and Nicole Dante

MEETING MINUTES

Upon a motion by Commissioner Wanga to approve the minutes of the February 4, 2021 meeting as submitted, seconded by Commissioner Frenkel and with unanimous voice vote, the minutes were approved.

MEMORIALIZATIONS

From February 4, 2021:

Application #481; 1 Minnisink Rd.; Block #3104, Lot #15; Jordan Bettman – Applicant

Upon a motion by Commissioner Frenkel to memorialize Application #481 as submitted, seconded by Commissioner Gaylord and with a roll call vote as follows:

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

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Mrs. Wanga-Yes

Mr. Kramer-Yes

Application #483; 88 Cypress St.; Block #206, Lot #16; Michael Ponce – Applicant

Upon a motion by Commissioner Frenkel to memorialize Application #483 as submitted, seconded by Commissioner Wanga and with a roll call vote as follows:

Mrs. Canfield-Yes

Mr. Davis-Yes

Mr. Frenkel-Yes

Mr. Nalitt-Yes

Mrs. Sharma-Yes

Mrs. Wanga-Yes

Mr. Kramer-Yes

OLD BUSINESS

Application #482; 60 Stewart Rd.; Block #3104, Lot #13; Non-Contributing Property; Short Hills Park District / Grant & Sydra Miller – Applicant

Application to construct a new roof dormer, garage/deck extension, and rear patio improvements.

Mrs. Miller presented a recap of the previous presentation. Mr. Dubinett presented an aerial view of the property.

Mr. Dubinett presented a view from the street pointing out that the front of the house is different from the rear. A view from Minnisink was presented.

Mr. Dubinett presented the rear of the home and described it as whimsical architecture. The breakfast room will be added above the breakfast room. A three-car garage and deck will be pushed toward and extended 10 feet toward Minnisink.

Architectural drawings were presented by Mr. Dubinett. The second floor was presented. An addition above the breakfast room was presented. Mr. Dubinett presented a side-by-side elevation of the existing and proposed plans.

Mr. Ross commented that the applicants are doing the right thing by moving the dormer addition. Raising it up to allow more light is more appropriate.

Commissioner Gaylord stated this is quite an undertaking. She likes the plan and finds it lovely.

Commissioner's Frenkel, Kramer and Sharma agreed with Mr. Ross and Commissioner Gaylord's comments.

Commissioner Davis questioned the roof materials. Mr. Dubinett stated that they would prefer glass but due to the feedback from the last meeting, they chose to make it uniform with the existing structure.

Commissioner Nalitt stated that the addition is more in keeping with the main portion of the house.

Chair Canfield asked if the circulated cut sheets would remain the same. Mr. Dubinett confirmed.

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Hearing no further comments or questions, Chair Canfield called for a motion.

Upon a motion by Commissioner Davis to memorialize Application #482 as submitted, seconded by Commissioner Sharma and with a roll call vote as follows:

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

OPEN MEETING FLOOR TO THE PUBLIC

DISCUSSION ITEMS

Bruce Kramer presented a spreadsheet of the Short Hills Park Historic District Property Taxes.

Barton Ross presented the Historic Preservation Elements of the Master Plan in detail.

Education & Outreach Committee-Chair Canfield called for a volunteer to help with a Signage Committee. Mr. Frenkel volunteered.

Minor Work Review Committee (MWRC)-Mrs. Canfield stated we are moving forward.

ADJOURNMENT

With no further comments from the Commission, the meeting was adjourned with a motion from Chair Canfield seconded by Commissioner Gaylord and with unanimous voice vote; the meeting was adjourned at 8:43 pm.

Respectfully submitted,

Nicole Dante, HPC Secretary

The next meeting of the Historic Preservation Commission is April 1, 2021