



THE TOWNSHIP OF MILLBURN

375 MILLBURN AVENUE
MILLBURN, NEW JERSEY 07041

MINUTES OF THE HISTORIC PRESERVATION COMMISSION MEETING TOWNSHIP OF MILLBURN COUNTY OF ESSEX May 6, 2021

A regular meeting of the Historic Preservation Commission was held on, May 6, 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, Mr. Nalitt, ,
Mrs. Esquivel, Mrs. Sharma, Mr. Kramer, Mrs. Wanga

ABSENT: Mrs. Gaylord

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

MEETING MINUTES

Upon a motion by Commissioner Esquivel to approve the minutes of the April 1, 2021 meeting as submitted, seconded by Commissioner Frenkel and with unanimous voice vote, the minutes were approved.

MEMORIALIZATIONS

From April 1, 2021:

Application #458; 151 Highland Ave.; Block #3104, Lot #1; Bodepudi Bathula – Applicants

Upon a motion by Commissioner Davis to memorialize Application #458 as submitted, seconded by Commissioner Frenkel and with a roll call vote as follows:

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

HISTORIC PRESERVATION COMMISSION MINUTES**May 6, 2021****Application #488; 20 Forest Dr.; Block #2109, Lot #9; Miraglia Barbaccia – Applicant**

Upon a motion by Commissioner Davis to memorialize Application #488 as submitted, seconded by Commissioner Esquivel and with a roll call vote as follows:

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

NEW BUSINESS

Application #490; 6 Stewart Rd.; Block #2201, Lot #9; Non-Contributing Property; Short Hills Park Historic District; Mark Boidman/ Douglas E. Miller Architect – Applicant

Application for a teardown, renovations of the existing carriage house, and construction of a new single-family residence.

Mr. Boidman, Applicant and Mr. Miller, Architect was sworn in.

Mr. Miller described the state of the current house. A street view of the house was presented showing that the house is not visible from the street. A private driveway was shown via screen share as well.

Renderings of a proposed structure was presented with an addition on the existing carriage house with a bridge connecting to the new mostly glass structure.

A first floor and second floor plan was presented along with a front and rear elevation. Pictures of the existing house were presented as well. An aerial view of a heavily landscaped property was shown. The pool will be installed in the front yard mimicking the house next door.

Chair Canfield requested the window and door materials. Mr. Miller stated the exterior is a Maibec cedar Shake on the second floor walls as well as the roof. A Pella architect Series window on the Carriage House and an Aluminum Framed Window by Darwin will be used on the new constructed house. The pavement around the pool and patio will be blue stone. The main volume of the house will be stucco along with the garage. The existing circular driveway will remain pavers and extend to the garage bay. Pictures of garage doors were presented. One will be a carriage house canyon ridge style door or something more modern with a simple frame and smoked glass sections if the Commission agrees it is appropriate.

Mr. Ross recommended carriage doors be chosen as garage doors as submitted. He stated it is a huge improvement. The materials are in keeping with other houses in the district.

Commissioner Esquivel questioned if the cedar shakes are currently on the Carriage House. Mr. Miller confirmed that it is. Mrs. Esquivel stated she feels it is a nice project.

Commissioner Nalitt commented that he likes the presentation and is anxious to see the improvements.

Commissioner Frenkel and Wanga agree it is a nice plan and a job well done.

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Commissioner Davis asked for the height of the proposed building and asked if in the view you can view the existing roofline. Mr. Miller stated the loft is the same floor level as the bedrooms. Mr. Miller, referring to his notes, stated that the existing height is 31 feet and the proposed house is 32 feet.

Commissioner Davis asked if the existing roofline is behind an evergreen. Mr. Miller Confirmed.

Chair Canfield asked the color of the cedar and roof. Mr. Miller stated light grey. The stucco will be white or off white. Chair Canfield asked if the glass on the house is tinted. Mr. Miller stated it is clear glass with a slight tint. Chair. Canfield stated that keeping the carriage house doors is important to keep with the historic nature.

With no further comments or questions from the Commission or the audience, roll call was called.

Upon a motion by Commissioner Esquivel to approve Application #490 as submitted, seconded by Commissioner Sharma and with a roll call vote as follows:

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

Individual Local Historic Landmark Nominations:

Mr. Ross gave an overview of the Landmarks and the reason for voting in detail referring to the information that was previously circulated to the HPC on the Township Website.

Hessian House (1730)

Commissioner Wanga questioned the name Hessian House. Mr. Ross stated that is how it is referred to in town. Chair Canfield stated that they were the German Solders that fought on the British side.

Commissioner Davis asked if there were efforts to find evidence in Newark or any back up for the 1730 date. Mr. Ross stated that the earliest map that we have is from 1764.

With no questions or comments from the public, a roll call vote was taken.

Upon a motion by Commissioner Frenkel to approve and memorialize Individual Local Historic Landmark Hessian House as submitted, seconded by Commissioner Esquivel and with a roll call vote as follows:

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

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Parsil House (1828)

Mrs. Esquivel questioned why a Certificate of Occupancy was not obtained. Mr. Ross stated it is due to structural issues.

With no other questions or comments from the Commissioners and the audience, a roll call vote was taken.

Upon a motion by Commissioner Frenkel to approve Individual Local Historic Landmark Parsil House as submitted, seconded by Commissioner Esquivel and with a roll call vote as follows:

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

Parsil Cemetery (1700s)

Commissioner Davis commented that he found Mr. Ross's presentation interesting.

Mrs. Canfield questioned why the Parsil house and Cemetery can't be combined. Mr. Ross stated it is due to them being separate lots and blocks.

Mrs. Canfield opened the meeting to the Audience for comments or questions.

Mrs. Meyer who was previously part of the Rolling Hills Garden Club was moved to a Panelist and stated that she should be mentioned in Mr. Ross's report due to the fact that her club was responsible for improving the cemetery grounds.

Mr. Ross agreed to include the Rolling Hills Garden Club in the report and plans to apply for a grant for improvements.

With no other questions or comments from the Commissioners and the audience, a roll call vote was taken.

Upon a motion by Commissioner Esquivel to approve Individual Local Historic Landmark Parsil Cemetery as submitted, seconded by Commissioner Frenkel and with a roll call vote as follows:

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

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DISCUSSION ITEMS

Mr. Ross gave an overview of the Short Hills Survey and what is needed from the HPC. Chair Canfield encouraged the HPC to read and give comments or suggestions to Mr. Ross. The nomination will take place at for the Short Hills Village at the July meeting.

Education Outreach-Chair Canfield stated that it is on hold due to the money not yet allocated.

ADJOURNMENT

With no further comments from the Commission, the meeting was adjourned with a motion from Chair Canfield seconded by Commissioner Davis and with unanimous voice vote; the meeting was adjourned at 9:22pm.

Respectfully submitted,

Nicole Dante, HPC Secretary

The next meeting of the Historic Preservation Commission is June 3, 2021