



THE TOWNSHIP OF MILLBURN

375 MILLBURN AVENUE
MILLBURN, NEW JERSEY 07041

MINUTES OF THE HISTORIC PRESERVATION COMMISSION MEETING TOWNSHIP OF MILLBURN COUNTY OF ESSEX June 3, 2021

A regular meeting of the Historic Preservation Commission was held on, February 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. Esquivel

ABSENT: Mrs. Gaylord

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

MEETING MINUTES

Upon a motion by Commissioner Frenkel to approve the minutes of the May 6 meeting as submitted, seconded by Commissioner Davis and with unanimous voice vote, the minutes were approved.

MEMORIALIZATIONS

From May 6, 2021:

Application #490; 6 Stewart Rd.; Block #2201, Lot #9; Mark Boidman – Applicant

Upon a motion by Commissioner Frenkel to memorialize Application #490 as submitted, seconded by Commissioner Davis and with a roll call vote as follows:

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

HISTORIC PRESERVATION COMMISSION MINUTES**June 3, 2021****NEW BUSINESS****Application #491; 52 Linden St.; Block #307, Lot #16; Contributing Property; Wyoming Historic District; David Jacobs/ C.A. Young Architecture – Applicant-CONCEPTUAL HEARING**

Application for demolition of a sunroom; construction of a new two-story addition; construction of a new 1.5-car detached garage; and driveway/other site improvements.

David Jacobs, Applicant and Carolyn Young, Architect were brought over as Panelists.

Mr. Jacobs stated he intends to keep the integrity and history of the home.

Mrs. Young presented photos of the existing house, which is set back from the street line. The main entrance of the house is on the driveway side rather than a street facing front door. A rear view with a green house type room was presented as well as a left side of the house. The green house will be removed.

An Existing floor plan (HP1) was presented showing the existing house as well as a proposed addition. A site plan drawing was presented. A paver patio will be installed, a detached 1 ½ car garage with an extended driveway to access the garage. A second floor will be constructed. HP2 shows the elevations of the existing house and the proposed elevations.

Mrs. Young stated that the addition is not visible from the street. The first floor will have a family room and a bedroom on the second floor. The roofline will follow the pitch of the existing roof with four panel casement windows similar to the original house. Half round gutters will be added to the existing house as well as the addition. The existing roof is slate and needs repair. The proposed roof will either be asphalt or a standing seam roof will be considered. Some of the removed windows will be reused in different locations of the house.

Mrs. Young stated the detached garage will have a single overhead carriage style door with a cottage entrance door. She stated there will be a Hearty Plank siding with an asphalt shingle roof.

Mr. Jacobs stated that the plan to replace the windows with existing windows gives you a unique feel. The windows were brought over from England and will be restored.

Mrs. Canfield asked for comments or questions to the Commissioners.

Commissioner Frenkel commented the structure looks great. Referring to Mr. Ross's review, he questioned if asphalt and slate roofs should be on the same building. Mr. Ross stated it distinguishes the new portion from the old portion. This will differentiate the old and new parts of the house.

Commissioner Sharma questioned if there is any attempt to reduce the rear setback since there are several variances. Mrs. Young stated that due to the house being set far back, the variances are necessary. The rear yard is undersized due to the location of the house. Commissioner Sharma questioned the materials in the package. Mrs. Young stated the hardy siding, the cottage door on the side of the garage and the carriage style garage doors and Anderson 400 series casement windows with fully divided light will be used. A door currently inside the house will be repurposed as the front door.

Commissioner Kramer questioned the color of the hardy board garage. Mrs. Young stated colors have not been agreed upon.

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Commissioner Nalitt asked the size of the garage. Mr. Young stated it is a little wider than a one car garage. Commissioner Nalitt stated he likes the proposal.

Commissioner Wanga stated the addition is in proportion but feels the garage is a little large for the house. It is bigger than the addition and too close to the footprint of the house.

Commissioner Davis agreed with Commissioner Wanga on the garage. Commissioner Davis asked for clarification as to where the window placements will be. Mrs. Young presented the window placement. Referring to the rear view, Commissioner Davis asked what trees will be removed and asked for reasoning of the removal on the driveway side. Mr. Jacobs stated that the tree is causing damage to the roof and a threat to the house. Two trees also have roots taking over the driveway causing a tripping hazard. Commissioner Davis agreed that the roof should be differentiated but questions if any other houses have a shiny metal roof in the area. Mrs. Young stated the house across the street has a standing metal roof.

Chair Canfield asked Mr. Ross what material could be used on the roof to compliment the cottage style piece. Mr. Ross stated wood would suffice or asphalt. He does not recommend any synthetic materials. Chair Canfield suggested that they consider wood, since asphalt was not a material back when the house was built. Due to the amount of trees being taken down, Chair Canfield has requested a landscape plan. Chair Canfield asked to see a historic photo of the original house. Chair Canfield, referring to the garage, stated she is not sure if it is the size of the garage or the low pitch of the roof that is odd. She finds it looks squatty and wide and wonders if that will change the look and give it a thinner appearance. Mrs. Young feels the roofline shouldn't blend like it has always been there. Mr. Ross agreed.

Mr. Ross stated the siding has to be smooth with no grain. Mrs. Young agreed.

Commissioner Esquivel asked why the garage is larger. Mrs. Young stated a two-car garage was too large and decided to shrink it down with the ability to park one car and have an additional storage area.

With no further questions or comments, the applicant agreed to return on July 1st.

DISCUSSION ITEMS**Short Hills Village Historic District Survey**

Mr. Ross stated the final has not been submitted. Commissioner Davis's comments were taken into the consideration but budget is an issue. Mapping issues were explained in detail. Missing photos/records at the Historical Society was discussed. A timeline was reviewed by Mr. Ross with the finalization of the SH Village draft and a sub committee for the master plan element in July.

Millburn Design Guidelines

Mr. Ross stated there is a 160 page document that was requested. Please see Mr. Ross if you have any comments. Mr. Ross shared a screen of the Short Hills Village. Boundaries were explained.

Woodland Road/Chatham Road Building

Chair Canfield presented views of the approved building to the Commissioners. Chair Canfield explained our job is to speak up and share the importance of the neighborhood. The HPC's input should be given to suggest it is in keeping with the area.

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Downtown Survey

Chair Canfield stated that the survey of the downtown is not to designate the downtown. These is about looking at the inventory and examine what needs to be protected. This survey will be helpful to the HPC. Mr. Ross will create an explanation to eliminate speculations. The Downtown Survey will be sent out the end of August.

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 9:11 pm.

Respectfully submitted,

Nicole Dante, HPC Secretary

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