



## THE TOWNSHIP OF MILLBURN

375 MILLBURN AVENUE  
MILLBURN, NEW JERSEY 07041

A regular meeting of the Historic Preservation Commission was held on, March 3, 2022 at 7:30P.M. via Zoom.

Acting Chair Davis, opened the meeting by reading Section 5 of The Open Public Meeting Act, Chapter 231, Public Law 1975.

### **ROLL CALL**

PRESENT: Mr. Davis, Mr. Frenkel, Mrs. Wanga, Mrs. Glatt (not sworn in), Mr. Rosen, Mr. Kramer,  
Secretary Graham

ABSENT: Mrs. Canfield, Mrs. Esquivel, Mrs. Gaylord

ALSO PRESENT: HPC Liaison Maggie Miggins, Barton Ross  
Historical Preservation Consultant and Crystal Woods, Secretary

### **MEMORIALIZATIONS**

Memorialization's were not received by the board; therefore, all memorialization's were pushed to the next meeting.

### **DISCUSSION ITEMS**

Millburn Historic Preservation - Mr. Ross shared his screen and briefly discussed the reasons why historical preservation is important and the reason the board was formed. He explained the guidelines that must be followed for the HPC members and appointment of members. He explained the local preservation ordinances in depth. He showed examples of work approved in town. A new design guideline was drafted for the downtown.

There were no questions asked regarding the presentation.

Millburn Historic Preservation Element of the Master Plan- Mr. Ross stated that HPC is only one element of the Master Plan. The benefits and importance of HPC is emphasized. Mr. Ross touched on the historic districts. An Inventory of Historic areas of Millburn was presented. Mr. Ross went over a list of wants referring to the areas where help is needed. Mr. Ross talked about including Greenwood Gardens into the Master Plan.

At this time the discussion was opened up to the public. No questions were posed by the public.

Upon a motion by Commissioner Wanga to approve Application #507 as submitted, seconded by Commissioner Frenkel with a roll call vote as follows:

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Mr. Davis-Yes  
Mr. Frenkel-Yes  
Mrs. Wanga- Yes  
Mr. Rosen- Yes  
Mr. Kramer- Yes

**NEW BUSINESS**

Application #510; 63 Crescent Pl.; Block #1603, Lot #2; Contributing Property; Short Hills Park Historic District; John Lee/Klesse Architects- Conceptual Application for demolition and construction of a two-and-a-half story addition off the side and rear façades with other associated site improvements including a circular driveway.

Mr. Klesse began by complimenting the presentation given by Mr. Ross and requested an electronic copy to share with clients. Mr. Lee thanked the commission for their time.

Mr. Klesse shared his screen to review the plans presented. He explained that there would be some demolition and new construction on left side of the building and over the garage. The house is a Hartshorn House #48. Mr. Klesse explained the lay out of the first floor, basement and second floor.

The plans show renovation of the kitchen and an addition for a family room which will take the place of the side porch. The garage overall depth will be extended approximately 3' making the garage large enough for two vehicles.

Mr. Klesse showed the second floor plans with a bathroom addition and new entertainment loft over the existing garage.

Mr. Klesse suggested the board come out to walk the property. The site requires the board of adjustment, the existing is nonconforming. He explained the proposed patio will be in the side yard, but due to the lay out of the property the rear yard is nonconforming as is.

Mr. Klesse showed the front elevation which shows the family room addition as seen from the front of the property. The rear elevation shows the addition to the garage and entertainment loft over the garage with the second floor bump out for the proposed bathroom. Mr. Klesse stated that this building coverage and FAR is not an issue at this site.

Acting Chair Davis thanked Mr. Klesse and opened the presentation to the Commission for comments and questions.

Mr. Kramer asked Mr. Klesse to clarify materials that he would be using on the exterior of the house. Mr. Klesse explained that the side family room and second floor addition would be siding, and using brick on the first floor rear addition to match the existing.

Mrs. Wanga stated the observations of the property are correct, she expressed how quaint the photo of the left side of the building currently is and her concern was that it would be lost with the second floor bathroom addition. Mrs. Wanga suggested making the family room more of a conservatory that does not compete with the house might be a good option. The addition to the garage is much better than what is there.

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Mr. Frenkel asked about the bonus room, asking if it is connected to the second floor. Mr. Klesse explained that it is not connected to the existing second floor. He stated that he wanted to keep that addition separate from the existing second floor.

Mr. Rosen expressed having difficulty visualizing the different elements that are being added, but stated that he does appreciate the things he is trying to do to the home.

Mr. Davis asked for clarification on the way the addition comes together. Mr. Davis stated he really likes what he did with garage structure, but asked for more detail on how things tie in together. Mr. Klesse clarified that the windows in question by Mr. Davis will not be affected. Mr. Davis and Mr. Klesse agreed that the gable that is on the front of the new family room looks too applied. Mr. Davis suggested adding additional windows to the left elevation family room window. Mrs. Wanga added that is the roof was more of a hip roof and the three side treated the same. Mrs. Wanga expressed concern regarding the circular driveway regarding run off and impervious cover.

**ADJOURNMENT**

With no further comments from the Commission, the meeting was adjourned with a motion from Commissioner Wanga seconded by Commissioner Frenkel and with unanimous voice vote; the meeting was adjourned at 9:12 pm.

Respectfully submitted,

Crystal Woods, HPC Secretary

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The next meeting of the Historic Preservation Commission is April 7, 2022