



## 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 7, 2019

A regular meeting of the Historic Preservation Commission was held on, March 7, 2019 at 7:30P.M. in Town Hall.

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

### ROLL CALL:

PRESENT: Chair Canfield, Mrs. Gaylord, Mr. Frenkel, Mr. Davis, Mrs. Esquivel, Mr. Kramer, Mrs. Sharma, Mr. Owolabi, Mrs. Wanga

ABSENT: Barton Ross Historic Preservation Consultant

ALSO PRESENT: Attorney Andrew Brewer and Secretary Nicole Verducci

### MEETING MINUTES:

Upon a motion by Commissioner Gaylord to approve the minutes of the February 7, 2019 meeting as submitted, seconded by Commissioner Frenkel and with unanimous voice vote, the minutes were approved.

### MEMORIALIZATIONS:

Approval of Application #419, Jake Feldman, 153 Highland Ave., Short Hills

Upon a motion by Commissioner Frenkel to approve Application #417 as submitted, seconded by Commissioner Esquivel and with a roll call vote as follows:

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

said motion was carried

**NEW BUSINESS**

**Application #429; 12 East Lane; Block #2209, Lot #2; Short Hills Park Historic District, Carly Drum and Mike O’Neill – Applicant; Non-Contributing**

Applicant seeks to construct a two-story addition and other site improvements.

Mrs. Gaylord recused herself from the meeting.

Carle Drum O’Neill, Homeowner, Aaron Faber and Tim Klesse-Architects were sworn in.

Mr. Klesse gave details of the current structure with the intent of keeping the addition matching the existing home. Mr. Klesse presented the existing structure. Referring to 2011, a previous approved project was presented in detail. Due to a change in family dynamics, the previous owner of 2011 did not complete the project.

Mr. Klesse presented a slightly modified plan with the biggest change, referring to HPC 14. The rear ridge of the building has been lowered, not visible from the street.

Mr. Klesse presented the proposed landscape plan with no changes. An addition over a patio was presented with Tom Doty, Town Forrester’s, comments. Although some shrubs will be relocated, no trees will be removed and protection will be provided.

An exercise room will be added to the first floor. The second floor will have bathroom renovations, one additional bathroom with closet and bathroom to the rear.

Elevations were presented, similar to the 2011 plans.

Referring to Mr. Ross’s report, Mr. Klesse stated his client does not need as large of a space that Mr. Ross suggested. Mr. Klesse referred to pictures in Mr. Ross’s report.

Mr. Klesse distributed new plans to the Commission of a lowered building after discussion with Mr. Ross marked Exhibit A-1.

Commissioner Davis asked the owner if she is pleased with the changes. Mrs. Drum O’Neill stated she is pleased with the plans.

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Commissioner Esquivel asked if the side of the structure is recessed. Mr. Klesse stated the front is recessed. The first floor is two feet and second floor is four feet to push the building down.

Commissioner Owolabi asked for materials. Mr. Klesse stated all of the materials are to match the existing home as if it was always present.

Commissioner Canfield asked if there are any windows in the library. Mr. Klesse stated that it is existing with no windows and paneled walls.

Commissioner Davis and Mrs. Esquivel stated they are pleased with the plans.

Upon a motion by Commissioner Frenkel to approve Application #429 as submitted, seconded by Commissioner Sharma and with a roll call vote as follows:

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

said motion was carried

**COMMITTEE REPORTS**

1. Minor Work Review Committee (MWRC)-will be presented by Mr. Ross at the April Meeting.
2. Education & Outreach Committee- Commissioner Frenkel stated he will be meeting with Greenwich Village Preservation to learn how they operate and get ideas on better ways to work with the community.

Chair Canfield circulated a book from the Historical Preservation Society giving the history of specific historical homes. She proposed that this can be used to present this to realtors and for education purposes.

3. Chair's Monthly Action Report – Alison Canfield
4. Chair Canfield circulated a binder of HPC Information to the Commissioners for educational purposes.

**DISCUSSION ITEMS**

HPC Meeting Commissioner Conduct Review – Andrew Brewer, Esq.

Attorney Brewer circulated Planning Board Information due to the fact that HPC has a similar function. Attorney Brewer referred to the NJ Constitution regarding Zoning which resulted in Planning acts to municipalities.

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Attorney Brewer presented the HPC ordinance referring to open meetings. The Commission's position is to look at the criteria, apply the evidence and make a decision based on the information given.

The Commission must have an interest in Historic Preservation approved by the Mayor. The ordinance requires expertise or knowledge. The new application process will require a list of the knowledge and what they can bring to the Committee.

Class A-Knowledgeable in building design

Class B-Demonstrates an interest in local history

Class C-Interested in History or Construction related field

Alternates-Can participate and speak if there are seven regular members.

Attorney Brewer discussed the bi-laws. Members can override the chair. Attorney Brewer suggests it is read over by Commissioners.

No member is permitted to act on the board if they are unable to be impartial or is considered a conflict of interest. If you are in a notice area, a relative is the applicant, a financial benefit to the property is a reason to recuse and leave the room.

Attorney Brewer discussed some scenarios from other Commissions that can arise and how it put boards at risk.

HPC has an open public meeting needing a complete application that has been noticed to residents within 200 feet in a timely matter.

Attorney Brewer discussed the criteria to make decisions. Landscaping and Trees were discussed. The historic value of a landscape was presented.

**ADJOURNMENT**

With no further suggestions or comments from the Commission, the meeting was adjourned with a motion from Commissioner Wanga, seconded by Commissioner Esquivel and with unanimous voice vote, meeting was adjourned at 8:45pm.

Respectfully submitted,

Nicole Verducci, HPC Secretary

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The next meeting of the Historic Preservation Commission is April 4, 2019