



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 2, 2019

A regular meeting of the Historic Preservation Commission was held on, May 2, 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: Mrs. Canfield, Mrs. Gaylord, Mr. Davis, Mrs. Esquivel,
Mrs. Wanga

ABSENT: Mr. Frenkel, Mr. Kramer, Mrs. Sharma, Mr. Owolabi, Barton Ross

ALSO PRESENT: Attorney Andrew Brewer and Secretary Nicole Verducci

MEETING MINUTES:

Upon a motion by Commissioner Gaylord to approve the minutes of the April 4, 2019 meeting as submitted, seconded by Commissioner Esquivel and with unanimous voice vote, the minutes were approved.

MEMORIALIZATIONS:

Approval of Application #431, Richard and Genevieve Walters, 45 Forest Dr., Short Hills

Upon a motion by Commissioner Gaylord to approve Application #431 as submitted, seconded by Commissioner Esquivel with a roll call vote as follows:

Mrs. Canfield-Yes
Mr. Davis-Yes
Mrs. Esquivel-Yes
Mrs. Gaylord-Yes

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Approval of Application #432, Matthew Levine and Natalie Hiott-Levine, 397 Wyoming Ave., Wyoming

Upon a motion by Commissioner Gaylord to approve Application #432 as submitted, seconded by Commissioner Esquivel and with a roll call vote as follows:

Mrs. Canfield-Yes

Mr. Davis-Yes

Mrs. Esquivel-Yes

Mrs. Gaylord-Yes

said motion was carried

NEW BUSINESS

Application #381; 66 Minnisink Road; Block #3102, Lot #4, 5; Contributing property; Short Hills Park Historic District / 66 Minnisink, LLC – Applicant

Applicant seeks major renovations and landscape improvements at the property as part of an amended application approval.

Richard Skolnick, Attorney on behalf of the applicant, Jonathan Wilf, Manager, Brian Hirsch, Landscape Architect, John James and Richard Keller, Architects were sworn in.

Jonathan Wilf, referred to the changes that will be presented since their last meeting. Mr. Wilf stated an Arborist was hired to ensure the bulk of the historic trees are maintained.

John James circulated site plans from the two previous hearings as well as photos included in the application and four additional photos showing the existing site conditions marked Exhibit A-1.

Mr. James presented the plans previously approved in May of 2016 as well as approved plans from November 2018.

Mr. Hirsch presented his credentials. Mr. Hirsch presented the previous approved design. Mr. Hirsch circulated photos of garden views marked Exhibit A-2. Before and after pictures of the gardens was presented marked Exhibit A-3 and A-4. The photos included privacy trees, rock garden rehabilitation and a stone walkway.

A new center line of the property was presented in detail with a new garden of three levels.

Mr. Hirsch spoke of goats on the property used to eat unwanted vegetation. A presentation of an existing large open lawn was referred to, marked Exhibit L-0. Exhibit L-1 was presented as an overlay showing the proposed plans. Four proposed walls will be installed to divide the gardens and pool. A low sitting wall around the green house was presented using the same stone as the original house.

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The front of the property was presented by Mr. Hirsch in detail. Mr. Hirsch circulated photos of the existing stone piers marked Exhibit A-5. The existing piers do not have a concrete footing. Mr. Hirsch proposed rebuilding the piers using the existing materials. The proposed plantings around the piers were presented.

A set back gate across the entrance was presented to prevent the entrance of deer, yet allow a car to turn around and safely pull out to the roadway. Photos marked Exhibit A-5 was circulated. A cedar trellis was presented to cover the generators and pool equipment to replicate previous historic green houses.

A close up of the air conditioning area was presented emphasizing their placement.

Mr. James added that in addition to the gates being recessed, the gate posts are still seen as the free standing objects as they are today. Making the gate secondary. Referring to the generators and air conditioning, Mr. James stated they will be sunk down and concealed from view, including a trellis blocking them from a window view of the house. Mr. James presented four photos of the carriage house taken three years ago. Mr. James presented recent photographs of the driveway and garage. It is proposed to add a therapy spa pool in the rear by the sunken garden. They are proposing a full basement under the house allowing for equipment. Mr. James proposed an additional one story structure similar to the pool house. The front of the house was presented, maintaining the garage doors and the same windows and gable as the original house. The second floor was presented adding a hip dormer with matching materials to the house. An existing six panel front door will be changed to a nine panel to match the main house.

Attorney Brewer read Mr. Ross's recommendations to the audience and Commission including salvaging wood, stone and other materials. Mr. Ross feels the elements of the house are maintained properly as well as the scale. Mr. Ross recommends the application is approved upon the Commission's recommendations.

Commissioner Esquivel asked for confirmation that the stones will be reused and the gate will be in the same spot. Mr. Wilf and James confirmed. Commissioner Esquivel questioned the fencing around the property. Mr. Wilf stated an existing deer fence was repaired.

Commissioner Gaylord stated after walking the property she noticed the gates are not level. Mr. James and Mr. Hirsch stated they will level them bringing the left side up. Commissioner Gaylord asked what you will see upon approaching the house. Mr. James stated wood gates will be seen with a fence hidden by landscaping. Commissioner Gaylord asked if the generators are for the whole property. Mr. James confirmed.

Mr. Davis questioned what will cover the generators. Mr. Wilf stated they are taking Mr. Ross's considerations. Mr. James stated a straight arbor piece with lattice on top to allow vine growth. Mr. Davis agreed the suggested photos are not in line with the house but a similar shape in a timbered material will be acceptable. Mr. Davis liked the retaining of the stone on the pillars. He questioned the condition of the stones. Mr. Hirsch stated the stone is in good shape. The pointing has been redone several times. Mr. Davis asked if the entire wall will be removed. Mr. James stated it will be removed to put a proper footing underneath. Mr. Davis questioned the planting types in the front. Mr. Hirsch stated as of yet, nothing has been planted. They are proposing holly trees that won't compete with the scale of the piers. Mr. Davis, referring to the Carriage House questioned the circular rear window. Mr. James stated it is not original to the house and will be removed.

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Chair Canfield asked Mr. Hirsch to present driveway details. Mr. Hirsch presented the stone gutters with an irregular stone border. Mr. Hirsch stated the same gutters will run along the driveway in keeping with the age and carrying water from the high points out. Radiant heat will be installed in the driveway creating constant runoff for the gutters. Chair Canfield asked for clarification of the turnaround. Mr. James stated it will be curbed with Belgium block giving an old world appearance. Chair Canfield stated while the pillars are looking equal in height, are any stones taken from another area for building to hold the pillars. Mr. James stated additional stone can be used to embellish. Mr. Wilf stated most of the new stone has been taken from a reconstructed church in Chatham built at the same time. Chair Canfield questioned the material of the glass lantern. Mr. James stated it is copper. Chair Canfield, while agreeing with the trellis, she would suggest it go through a Minor Review Committee to avoid another hearing. Chair Canfield questioned the circulation of air around the air conditioners. Mr. James stated they will dig them deep to allow air movement above.

Commissioner Esquivel, Davis and Gaylord stated they appreciate all of the care and research using the existing materials and bring life back to a beautiful property.

Chair Canfield thanked everyone and stated this plan is better than the first one. She appreciates the great care and suggested their information should be donated to the museum.

Nancy Goldfedder of 70 Minnisink Road was sworn in. Mrs. Goldfedder is concerned what her view will be of the carriage house. She questioned if the pool is enclosed. Mr. Wilf confirmed it is an indoor pool. Mrs. Goldfedder questioned the location of the carriage house. Mr. Wilf stated it won't be seen from her residence. Mrs. Goldfedder asked if the footprint changes in square foot due to the carriage house. Mr. James stated the spa changes the footprint. Mrs. Goldfedder questioned the placement of the carriage house. Mr. James stated it will move 8 feet to the rear corner of her property. Mrs. Goldfedder questioned if house number 66 can be sold as a separate property. Mr. Hirsch stated it will be difficult to divide. Mr. Wilf stated due to the time, effort and expense, it will not be sold.

With no further questions or comments, Chair Canfield asked for a motion with the exception of a minor review.

Upon a motion by Commissioner Esquivel to approve Application #381 as submitted, seconded by Commissioner Gaylord and with a roll call vote as follows:

Mrs. Canfield-Yes
Mr. Davis-Yes
Mrs. Esquivel-Yes
Mrs. Gaylord-Yes

said motion was carried

OPEN MEETING FLOOR TO THE PUBLIC**COMMITTEE REPORTS**

Minor Work Review Committee (MWRC)-Chair Canfield will follow up with Mr. Ross regarding Cedar Street.

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Education & Outreach Committee-Chair Canfield stated Mr. Ross has begun communication with the realtors to inform them about the Historical homes in town. A donation was presented to the Historical Society for production of books of historical homes and creative ideas. Chair Canfield invited the Commissioners to the Historical Society meeting. A comprehensive list of historic homes is being compiled.

ADJOURNMENT

With no further suggestions or comments from the Commission, the meeting was adjourned with a motion from Chair Canfield seconded by Commissioner Davis and with unanimous voice vote, meeting was adjourned at 9:25pm.

Respectfully submitted,

Nicole Verducci, HPC Secretary

The next meeting of the Historic Preservation Commission is June 6, 2019