



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 4, 2020

A virtual Zoom meeting of the Historic Preservation Commission was held on, June 4, 2020 virtually through Zoom at 7:30P.M.

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, Mr. Frenkel, Mrs. Wanga, Mrs. Gaylord, Mr. Davis, Mr. Kramer, Mr. Owolabi, Mrs. Sharma, Mrs. Esquivel

ABSENT:

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

MEETING MINUTES

Upon a motion by Commissioner Gaylord to approve the minutes of the February 6, 2020 meeting as submitted, seconded by Commissioner Frenkel and with unanimous voice vote, the minutes were approved.

MEMORIALIZATION

Approval of Application #449, Lauren & Giuseppe Incitti, 94 Knollwood Rd., Short Hills Park Historic District

Upon a motion by Commissioner Frenkel to approve Application #449 as submitted, seconded by Commissioner Owolabi with a roll call vote as follows:

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Mr. Frenkel-Yes
Mr. Davis-Yes
Mr. Kramer-Yes
Mr. Owolabi-Yes
Mrs. Gaylord-Yes
Mrs. Wanga-Yes

said motion was carried

Conditional Approval of Application #450, Brian & Sookie Koo, 20 Highland Ave., Short Hills Park Historic District

Upon a motion by Commissioner Frenkel to approve Application #450 as submitted, seconded by Commissioner Wanga with a roll call vote as follows:

Mr. Frenkel-Yes
Mrs. Canfield-Yes
Mr. Davis-Yes
Mr. Kramer-Yes
Mr. Owolabi-Yes
Mrs. Gaylord-Yes
Mrs. Wanga-Yes

said motion was carried

CONSENT AGENDA

Application #452: 141 Forest Drive; Fencing, MINOR

Application #453: 186 Highland Ave.; Jonas Goldberg; site, driveway changes, MINOR

Application #454: 91 Stewart Rd.; Sandra Johnson; Fencing, MINOR

Application #455: 126 Highland Ave.; Ron Zemel Builder; site, driveway changes, MINOR

Application #456: 75 Western Drive.; Pergola installation at pool, MINOR

Mr. Ross thanked the committee for their progress.

NEW BUSINESS

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Application #458; 151 Highland Ave Block #3104, Lot #1; Non-Contributing Property; Short Hills Park Historic District / Bodepudi Bathula – Applicants

Conceptual Application for demolition of existing house and construction of a new house.

Mr. Klesse introduced Robert Forbes. Mr. Klesse stated that the site is a corner lot. Referring to HPC1, Mr. Klesse referred to the placement of an existing pool. A basement was briefly shown. A three car garage, center hall, eclectic style home was briefly presented. The second floor and elevations were presented.

A family room was presented as well as a rear elevation opening up to the pool area. Trees and shrubbery were presented to give a sense of depth. A glass first floor was presented briefly. An additional rendering of a side view was presented to show a different perspective of the structure with stone and wood siding.

Mr. Ross referred to photos and a 1979 historic survey. Mr. Ross stated the house was built in 1957. Mr. Ross agrees it will fit on Highland Ave and won't compete with the larger structures on the street. Mr. Ross feels a three car garage and a larger kitchen going to the pool is sufficient. Mr. Ross feels getting rid of the front building is a mistake. The space in the back should be utilized since you can't see it from the street.

Commissioner Esquivel asked for the style type. Mr. Klesse stated it is a vernacular style. Mr. Klesse stated that the finishes could be modified.

Commissioner Canfield stated that this property is part of the Hartshorn Estate and should be looked at what it represents. Commissioner Canfield stated that the house needs to be set back off of the road. Commissioner Esquivel asked if the front should remain the same. Mr. Ross Confirmed.

Commissioner Wanga feels that the house presented is bulky. She stated the materials were confusing. The materials are not similar to other homes on Highland. Commissioner Wanga stated if the house is moved back, it would have to be adjusted with less bulk.

Commissioner Owolabi questioned if the chimney and windows will be the same material. Mr. Klesse Confirmed.

Commissioner Frenkel agrees the front should remain the same. He questioned the roof material. Mr. Klesse stated slate or asphalt. Commissioner Frenkel prefers slate. He asked for clarification of the glass portion. Mr. Klesse compared it to the Feldman House. Mr. Klesse stated he would minimize the bulk on the second floor.

Commissioner Davis stated his first reaction is that variances may be needed due to the size. Mr. Klesse stated that the second floor on the left side is non-conforming and would have to be removed.

Commissioner Sharma questioned if the existing structure is demolished, would trees be impacted? Mr. Klesse stated he doesn't know yet. But the proposed structure will replace the

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existing house. This house will be in an already developed area. A site Engineer will be recruited to look at it.

Commissioner Gaylord stated she agrees with Mr. Ross's comments. She feels tearing it down will change the feeling of Highland Ave. The goal is to keep what we have and make alternations. You don't tear down a house that is livable.

Commissioner Canfield agrees with Mr. Ross. She feels this house could be worked with and by demolishing it, it will be held to different standards. This is a historic lot and street. She would rather see the existing house made unique. Commissioner Canfield stated if the house was presented today, she would ask that it is made more narrow and moved back.

Mrs. Bodepudi stated she would like to build where the existing house is. She would like to keep the same brick façade.

Mr. Klesse stated this lot is not as deep as the houses around it therefore it would be impossible to push it far back.

With no further comments, the application was dismissed.

Review Referral: Barrier Free Pedestrian Sidewalk Curb Cuts in Wyoming Historic District; Township of Millburn

Application for 30 new pedestrian curb cuts in the Wyoming Historic District as part of a CDBG grant awarded to Millburn Township.

Mr. Ross stated the Township received a Community Block Grant for new curb cuts and ADA warning strips through out the Wyoming District. Mr. Ross referred to sample bricks were circulated via email to the Commission earlier. Commissioner Canfield suggested writing in the pavement stating it is a Historic District.

Commissioner Canfield stated we have made a name for ourselves to be included in Grant decisions. She stated this is an opportunity to take control of street gutters, sidewalks etc. The state asked for the HPC's opinion. Commissioner Canfield proposed that she liked the brick center proposal from Mr. Ross.

Commissioner Davis stated we have to be cognizant of the funds. The HPC can give comments but they don't need our approval. Commissioner Davis stated that we should ask for their designs.

Commissioner Esquivel asked for clarification if we are proposing design input. Commissioner Canfield stated they are looking for our approval.

Commissioner Wanga asked if they are all in the Historic District. Mr. Ross stated an engineer hasn't drawn it up yet.

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Mr. Ross asked the commissioners to send photos or any examples of what they would like to see.

DISCUSSION ITEMS

Short Hills Historic District Architectural Survey-Mr. Ross stated due to Covid there is a delay. A grant has been awarded.

ADJOURNMENT

With no further suggestions or comments from the Commission, the meeting was adjourned with a motion from Chair Canfield, seconded by Commissioner Frenkel and with unanimous voice vote, meeting was adjourned at 8:54pm.

Respectfully submitted,

Nicole Verducci, HPC Secretary

The next meeting of the Historic Preservation Commission is July 9, 2020