



THE TOWNSHIP OF MILLBURN

375 MILLBURN AVENUE
MILLBURN, NEW JERSEY 07041

A regular meeting of the Historic Preservation Commission was held on, August 4, 2022 at 7:30P.M. via Zoom.

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. Esquivel, Mr. Rosen, Mr. Davis, Mrs. Glatt, Mrs. Davis, Mr. Frenkel

ABSENT: Mrs. Wanga, Mr. Kramer, Mrs. Gaylord

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

CHANGE OF AGENDA

Mrs. Canfield ask Mrs. Bauer to clarify the change in the agenda for the evening. Application #520: Bodwell House; 437-439 Millburn Ave.; Block 1208, Lot 1, 2, 13; Chai Center for Living Judaism, Inc. requested an adjournment to the September meeting. Mr. Rosen raised the concern that this is now the second month that they have asked for the adjournment. Motion to approve the adjournment put forth by Mrs. Esquivel, with a second by Mr. Rosen. All commissioners approved the adjournment. Motion approved.

MEETING MINUTES

Upon a motion by Chair Canfield to approve the minutes of the July 7, 2022 meeting as submitted with unanimous voice vote with the word obtained to abstained on the first page, the minutes were approved as corrected.

MEMORIALIZATIONS

Application #515; 76 Linden St.; Block 303, Lot 10; Non-Contributing Property; Wyoming Historic District; Raj Yerasi – Applicant. Motion to approve set forward by Mr. Rosen, with a second from Mrs. Esquivel. Motion approved.

Application #517: 39 Stewart Rd.; Block 2202, Lot 2; Contributing Property; Short Hills Park Historic District; 39 Stewart LLC – Applicant. Motion to approve set forward by Mr. Frenkel, second by Mr. Rosen. Motion approved.

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CONSENT AGENDA ITEMS

Mrs. Canfield asked if anyone had any questions on the Minor Work Review items, which were sent in an email to all commissioners. Mrs. Esquivel set forth a motion to approve the consent minor applications, seconded by Mrs. Frenkel. The motion was approved.

NEW BUSINESS

Application #519: 40 Minnisink Ave.; Block 2202, Lot 5; Christopher Fargo/Rosen Kelly Conway Architecture – Applicant
Conceptual Application for replacement windows and three (3) new skylights at the sunroom.

Mrs. Bauer swore in the applicants.

Mr. Fargo and Mrs. Hamden shared that they would really like to invest in their home, and have a great appreciation for the historical preservation of the property.

Mr. David Rosen shared his screen, showing pictures of the existing house. Mr. Rosen stated that a few of the windows on the front of the house are deteriorating. All windows on the front of the house will match the existing, without the storm windows. These new windows will have insulated glass. Same thing will happen with the windows on the side of the house.

Mr. D. Rosen shared some history on the rear windows, being he was the original architect for the addition and sun room in 1997. He talked about how the windows installed in the original addition renovation were installed in a manner to look exactly like those that were existing. All except the sun room. IN the original renovation the windows installed are a casement style, in contrast with those in the rest of the house. The new proposed design would be to remove those and install double hung windows to keep in style with the original design on the house.

Mr. D. Rosen showed the plans for the front, and sides of the house which highlighted the windows proposed to be replaced. The rear elevation plans show the proposed double hung 9/1 windows that will take the place of the existing casement in the sun room. It also shows the remaining windows on the rear of the home that will also be replaced. Mr. D. Rosen also talked about the installation of three skylights in the sun room to bring more light into the space. He showed the view of the house from the Google Street view, showing that the sunroom is not visible from the street from any angle.

Mr. D. Rosen asked for clarification on when the Certificate of Appropriateness is required, reading Section 805.2 letter E.

Mr. D. Rosen showed a few other local properties that show similar sunroom designs to those proposed.

Mr. Ross, thanked the applicants for coming in. Mr. Ross had no problem the skylight and window specs. He complimented the original renovation design. Mr. Ross does think that the sun room should be differentiated in some way, so that you can tell that it is not original to the house.

Mr. Frenkel stated he thought that it was very well done.

Mr. G. Rosen he agreed that it is very well done, that the windows are different enough to distinguish the difference.

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Mrs. Glatt, really liked the plan. She liked that the new design is a very good mixture between differentiating from the existing home, but not so much it looks out of place.

Mrs. Esquivel, agreed with the commissioners.

Mr. Davis, asked for clarification on the configuration on the windows in the rear of the house. MR. D. Rosen stated they be replacing three sets of 5 floor to ceiling single pane casement windows with new double hung windows, 3 sets of three into the existing areas. The new double hung would be 9/1. Mr. Rosen stated that there are not any other windows in the house that have the single pane on the bottom and that he felt it allowed a nice connection to the outdoors.

Mrs. Canfield agreed that the Norwood windows were the correct windows to use for this project. She thanked the homeowners for their patience, and providing the additional information.

The floor was open to the public, there were no questions proposed by the public.

Motion to approve this application was set forth by Mrs. Esquivel, and seconded by Mrs. Glatt. A unanimous vote approved the application.

2. Approve Amendments to the Millburn Historic Preservation Element of the Master Plan; submit document to the Planning Board for final adoption.

Mrs. Canfield asked council to formulate the language on the motion for the Element of The Master Plan. Mrs. Bauer stated that this is an amendment. The motion would be that I move that the Commission endorse the Historic Preservation Element of the Master Plan and further that the commission recommends that the planning board adopts the Historic Preservation Element of the Master Plan dated June 20, 2022.

Mrs. Esquivel asked if it was all of the pages that were being approved. Mrs. Canfield stated that we did take a vote on the Element of the Master Plan in a previous meeting, then there were some changes that were made so this would be the vote approve the revised copy. Mrs. Esquivel commented about page 50-56 in regards to Greenwood Gardens. Mrs. Esquivel asked about where the description for it came. Mr. Ross stated it came from the Gibson survey. Mrs. Esquivel gave a little further background on the property.

Motion to approve this element was set forth by Mrs. Esquivel, and seconded by Mrs. Glatt. A unanimous vote approved the element.

DISCUSSION ITEMS

Mr. Davis brought up the work happening at the Marion Avenue Bridge. He stated that that bridge is one of the few bridges that is actually notes as being eligible for listing in the National Register. Mr. Davis asked if there have been any word or notification given, as it appears that the bridge is being demolished. Also noted that there is work happening on the corner of White Oak and Hobart and wondered if there was any documentation to the town about that. Mr. Ross explained that the town engineer was maybe notified, but we have not heard anything about it. He explained that it should have been sent to us as a 106 notification. Mrs. Bauer agreed that there should have been a section 106 letter in there was federal funding involved.

ADJOURNMENT

With no further comments from the Commission, the meeting was adjourned with a motion from

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Commissioner Davis seconded by Commissioner Frenkel and with unanimous voice vote; the meeting was adjourned at 9:0 pm.

Respectfully submitted,

Crystal Woods, HPC Secretary

The next meeting of the Historic Preservation Commission is September 1, 2022