



## THE TOWNSHIP OF MILLBURN

375 MILLBURN AVENUE  
MILLBURN, NEW JERSEY 07041

### MINUTES OF THE HISTORIC PRESERVATION COMMISSION MEETING

October 1, 2020 via ZOOM remote access

**PRESENT:** Alison Canfield, Jyoti Sharma, Zachary Davis, Mary Esquivel, , Robert Frenkel,  
Elizabeth Wanga,

**ABSENT:** Bruce Kramer, Karen Gaylord, Ladi Owolabi

**ALSO PRESENT:** Attorney Andrew Brewer, Consultant Barton Ross, Secretary Nicole Verducci

#### **ORDER AND ANNOUNCEMENTS**

The meeting was called to order at 7:35 p.m. by Chair Canfield, opened the meeting by reading Section 5 of The Open Public Meeting Act, Chapter 231, Public Law 1975, and indicated that appropriate notice was forwarded to the officially designated newspaper of Millburn and posted in the Municipal Building. The schedule of meetings is also posted on Millburn Township's web site.

#### **APPROVAL OF MINUTES**

Commissioner Esquivel moved to memorialize the minutes of September 10, 2020 as amended. This was seconded by Commissioner Sharma and with unanimous voice vote, the minutes were approved.

#### **APPROVAL OF RESOLUTIONS**

From September 10, 2020:

Approval of Minor Application #399; 201 Sagamore Rd.; Heather Jenquine and Richard Davis

Commissioner Esquivel moved to memorialize Minor Application #399 as submitted, seconded by Commissioner Davis with a roll call vote as follows:

Mrs. Canfield-Yes  
Mr. Frenkel-Yes  
Mrs. Sharma-Yes  
Mrs. Esquivel-Yes

Approval of Application #458; 151 Highland Ave.; Bodepudi Bathula

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Commissioner Davis moved to memorialize Application #458 as submitted, seconded by Commissioner Sharma with a roll call vote as follows:

Mrs. Canfield-Yes  
Mr. Frenkel-Yes  
Mrs. Sharma-Yes  
Mrs. Esquivel-Yes

**APPROVAL OF CONSENT AGENDA**

1. Application #461: 79 Minnisink Rd.; Bressler; Fencing and pool, MINOR
2. Application #464: 21 Wells Ln.; Lily Lee; Outdoor Shed; MINOR
3. Application #465: 165 Hobart Ave.; Rathi Vijay; windows, porch; MINOR
4. Application #466: 41 Cedar Street.; Grecu; fence; MINOR
5. Application #470: 102 Cypress St; Tyagi; retaining wall; MINOR

**OLD BUSINESS**

**NEW BUSINESS**

Application #468; 85 Stewart Rd.; Block #3103, Lot #5; Key-Contributing Property; Short Hills Park Historic District / Evan Lamp – Applicant  
Application for major house addition and property improvements.

Mrs. Canfield called for the representatives of this application to come forward. Mr. Evan Lamp, applicant, came forward and was sworn in via voice. Video was not available.

Mr. Lamp discussed an addition off the right rear of the main house for an enlarged kitchen on the main level and master suite above.

Landscape plans were presented. Photos of the current house as well as materials that will be reused were shown including copper and stone.

Referring to plans, Mr. Lamp presented the existing building with the proposed addition. A basement gym and deck was presented. The existing window and door will be reused.

Plans of the first floor were shown with an additional family room off of the kitchen. Mr. Lamp stated copper materials from the existing sunroom will be used. A stone wall below the deck was presented that will continue around the structure.

The commission discussed the merits of the application. Mr. Ross expressed that the design is appropriate and he approves of keeping the original stone. Mr. Ross feels the details are in check. Mr. Ross requests a sub committee if other details come up in the future.

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There was discussion between Mr. Lamp and the commissioners. Mrs. Sharma questioned the roof materials. Mr. Lamp stated that they are looking at a GAF Liberty roof. Mr. Lamp stated that he is leaving it up to the roofing company. Mrs. Sharma suggests a sub committee approve the roof materials. Mr. Davis asked what door types will be salvaged. Mr. Lamp referred to photo #7. Railing designs were discussed.

Mrs. Wanga stated that the railings don't appear historic and are distracting. Mrs. Wanga stated the windows on the west side are not the same scale as the main house and finds them distracting as well.

Mrs. Canfield asked for elevation clarification. Mrs. Canfield, agreeing with Mrs. Wanga stated the windows seem higher. Mr. Lamp presented the elevations and stated that the floors are level.

Chair Canfield, upon hearing no further questions and discussion from the Commissioners, opened the meeting up to the public. Robert Haas raised his virtual hand and was brought over. Mr. Haas discussed materials and landscaping in detail.

Mrs. Kogan was brought over and sworn in. Mrs. Kogan stated her concern that Mr. Lamp is putting on an addition in order to sell the house. Mrs. Kogan stated this house is unusual in the fact that you do not enter from the street. You enter where the addition is being added. Mrs. Kogan feels this house looks quite different from the original structure and is a detriment to the history of the house. Mrs. Kogan stated there is a handball court under the garage and feels a gym is not necessary. Mrs. Kogan, referring to photo #1 of the south side questioned where the statues went and is displeased that the look has changed. Mr Kogan stated the statues still exist.

Mr. Lamp stated that selling the house in the condition it is in, frustrates buyers due to the fact that it is a historical house. People are looking for move in condition. They want more house at the current price range.

Mrs. Canfield stated that prior to Mr Lamp, materials had been taken by the previous owner. Mr. Lamp has gone to great lengths to replace items that are missing. Mr. Lamp has been conscious about keeping the character and has made great improvements. The HPC can't keep Mr. Lamp from expanding appropriately to sell the house.

Mr. Ross stated the HPC can only review what is presented. Mr. Lamp and his architect designed something that is compatible to the house.

No additional public comments were offered on this application and the meeting was closed to the public.

Upon a motion by Commissioner Frenkel to approve Application #468 as submitted, seconded by Commissioner Esquivel and with a roll call vote as follows:

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

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**DISCUSSION ITEMS**

1. Ramp Improvements of the Short Hills Train Station.

Mr. Ross stated a ramp was designed and is out for bid. A light rail was presented and upon receiving bid prices will be decided if it is within budget. Materials will mimic the old building but a modern addition. Mr. Davis questioned where the power would come from. Mr. Ross stated electricity will run off the current conduit. Mr. Davis questioned the surface of the ramp. Mr. Ross stated broom-finished concrete. Mr. Canfield asked how far the ramp is from the crosswalk. Mr. Ross stated 25-30 feet. Mrs. Canfield questioned what railing would be used if the bid comes in too high. Mr. Ross is hopeful it will come within budget. Mrs. Canfield asked if the surface was chosen for safety purchases. Mr. Ross stated the ramp will match the existing sidewalk and broom-finished for traction when walking. A letter will be provided from Chair Canfield giving the approval on behalf of the HPC. There were no objections or negative comments from the Commissioners.

**ADJOURNMENT**

With no further comments from the Commission, the meeting was adjourned with a motion from Commissioner Esquivel seconded by Commissioner Wanga and with unanimous voice vote, the meeting was adjourned at 8:55pm.

Respectfully submitted,  
Nicole Dante, HPC Secretary

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The next meeting of the Historic Preservation Commission is November 5, 2020