



THE TOWNSHIP OF MILLBURN

375 MILLBURN AVENUE
MILLBURN, NEW JERSEY 07041

MINUTES OF THE HISTORIC PRESERVATION COMMISSION MEETING TOWNSHIP OF MILLBURN COUNTY OF ESSEX February 4, 2021

A regular meeting of the Historic Preservation Commission was held on, February 4, 2021 at 7:30P.M. via Zoom.

Nicole Dante, Secretary, opened the meeting by reading Section 5 of The Open Public Meeting Act, Chapter 231, Public Law 1975.

ROLL CALL

PRESENT: Mrs. Canfield, Mr. Davis, Mr. Frenkel, Mrs. Wanga, Mr. Nalitt,
Mrs. Sharma, Mrs. Esquivel, Mr. Kramer

ABSENT: Mrs. Gaylord

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

MEETING MINUTES

Upon a motion by Commissioner Frenkel to approve the minutes of the January 7, 2021 meeting as submitted, seconded by Commissioner Wanga and with unanimous voice vote, the minutes were approved.

NEW BUSINESS

Application #481; 1 Minnisink Rd.; Block #3104, Lot #15; Contributing Property; Short Hills Park District / Jordan Bettman – Applicant

Application for construction of a new in ground pool and freestanding pool house structure.

Jordan and Lauren Bettman, homeowners, along with John James, Architect was sworn in.

Mr. Bettman stated there is a well shielded area in the back corner of the property to install a freestanding pool house and pool.

Mr. James presented photos of the house on a corner property. A site plan was presented showing the placement of the pool house and pool with a hot tub. Photos of the rear property were presented with mature evergreens camouflaging the yard. A black aluminum pool fence will be installed at the base of a hill with bushes planted on either side for concealment. The pool will be inset at the top of the hill.

HISTORIC PRESERVATION COMMISSION MINUTES

February 4, 2021

The pool house will be an open-air pavilion with a fireplace. It will be a gabled structure with matching siding, windows and stone of the existing house. The roof will match the existing house. A small kitchen and laundry room as well as storage space will be included. Two sets of steps will lead to the pool area with an arbor at the bottom. A bluestone terrace will match the stone on the existing house. Marvin double hung windows were presented. Column samples were presented. No major trees will be removed.

Commissioner Wanga asked the height of the fence. Mr. James stated 4 feet.

Commissioner Davis asked why the property was terraced. Commissioner Davis suggested the Applicants learn the history of the house.

Mr. Kramer asked if the pool house is visible from the street. Mr. James stated it is very screened with evergreens.

Commissioner Esquivel commented that it is a perfect spot for the pool.

Commissioner Nalitt, regarding the fence, expressed concern with safety issues. Referring to a photo, Mr. James stated it has to be 4 feet above the grade.

Commissioner Sharma questioned what the Zoning variances are. Mr. James explained them in detail.

Commissioner Frenkel stated it is a great project.

Chair Canfield offered support at the Zoning meeting if necessary. Chair Canfield asked if the blue stone will match the front porch of the house. Mr. Jams confirmed. The steps will match the house as well. Chair asked if the neighbor in Minisink will have a view. Mr. James stated it won't be an issue due to the existing trees. Chair Canfield would like to see approval from Mr. Doty, Forrester.

Chair Canfield opened the meeting for Comments and questions from the audience.

Barbara Almeida of 2 Minisink was sworn in. Mrs. Almeida expressed concerns of what visual barrier will be around the pool structure because she can clearly see it from her house. Mr. James presented the landscape plan. Chair suggested they speak to Mr. Doty for his input as this subject is out of the HPC's jurisdiction. Mrs. Almeida is concerned about potential runoff issues as well. Mr. James stated they would comply with all township requirements. Mr. James stated they are under the square footage allotment. Chair stated that this is out of the HPC's jurisdiction. Mr. James stated they will provide a drainage plan and will comply with township regulations.

Hearing no further comments or questions, Chair Canfield called for a motion.

Upon a motion by Commissioner Frenkel to memorialize Application #481 as submitted, seconded by Commissioner Wanga and with a roll call vote as follows:

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

HISTORIC PRESERVATION COMMISSION MINUTES**February 4, 2021****Application #482; 60 Stewart Rd.; Block #3104, Lot #13; Non-Contributing Property; Short Hills Park District / Grant & Sydra Miller – Applicant**

Application to construct a new roof dormer, garage/deck extension, and rear patio improvements.

Grant and Sydra Miller, Applicants and Mr. Dubinett, Architect were sworn in.

Mr. Ross gave background of the application and shared his concerns.

Mr. Miller stated that this is the fourth time coming before the HPC. Mr. Miller briefly spoke of his previous projects. Mr. Miller stated the current application will be in two parts. A garage extension will allow for storage and part two will be an extension of a dormer adding light to the house via a sunroom.

Mr. Dubinett presented a current view of the residence, emphasizing the shielding evergreens and unique driveway. The height of the surrounding trees prevent light from entering the house. A site plan was presented. Architectural plans were presented. A copper roof was presented. A front view showing the rear dormer was presented along with the right and rear elevations. Referring to Mr. Ross's comments, Mr. Dubinett presented a street view showing dense landscape. A photo showing the front dormer was presented. Mr. Dubinett stated that the garage will have new light fixtures. Railings will match the current design. Mr. Dubinett also presented the sunroom over a breakfast room, separating it from the roof line. Mr. Dubinett stated the addition will be invisible from the front and will not compete with the main house falling under historic guidelines. Mr. Dubinett presented garage doors and windows.

Mrs. Sharma stated she is happy with the presentation.

Commissioner Esquivel would like to see more views from other sides of the house. Mr. Dubinett stated the structure won't appear any different from Minisink. Mr. Miller stated the only visible area would be from Stewart. The other areas are heavily landscaped. Commissioner Esquivel asked for material clarification. Mr. Dubinett gave materials in detail including cedar, glass and trim details.

Mr. Davis stated that he prefers the second presentation. Mr. Davis questioned that if removing the roof and adding the glass, would the area continue with siding? Mr. Dubinett stated it will have a small amount of siding and the trim color will match the house.

Commissioner Wanga and Commissioner Frenkel stated they find it confusing. Commissioner Wanga stated that is too much glass and is unsure of its function. Mr. Miller stated the addition will be used as an area to maximize the sun. Commissioner Wanga feels it needs more thought. Commissioner Frenkel stated the addition seems like a structure off to the side.

Chair, asked for clarification to the location of the glass turret. Mr. Dubinett presented a one story and a half breakfast room. Mr. Dubinett stated the sunroom will have a 7-foot wall height.

Mr. Miller asked for suggestions from the HPC without adjusting the location of the addition. Chair stated the addition is not in keeping with the existing house. Mr. Davis stated the plans in place need clarifying by showing renderings.

Hearing no further comments or questions, it was agreed to return at a later date with a revised application.

Application #483; 88 Cypress St.; Block #206, Lot #16; Non-Contributing Property; Wyoming District / Michael Ponce – Applicant

Application for construction of a new freestanding garage, rear deck off the main house, and HVAC.

**HISTORIC PRESERVATION COMMISSION MINUTES
February 4, 2021**

Mr. Ponce, the applicant was sworn in.

Mr. Ponce presented a two car garage with matching cedar planks. Mr. Ponce stated that Engineering has previously approved the grading. A narrow deck of stained pressure treated wood with four steps toward the rear yard was presented. A pressure treated, stained railing will be installed as well. Two Air Conditioning condensers were presented on the left of the deck allowing 4 feet from the neighbor's house shielded with lattice.

Commissioner Davis, questioned the deck height. Referring to the plans, Mr. Ponce stated approximately four feet from the ground. Mr. Ponce stated lattice will shield the deck from debris at the bottom.

Chair questioned the wood vs. aluminum on the garage door. Mr. Ponce stated he preferred aluminum agreeing with Mr. Ross's recommendation. Chair recommended a foundation of brick. Mr. Ross suggested it should match the house. Mr. Ponce stated it is currently painted concrete.

It was agreed that a minor work committee will review the cut sheets.

Hearing no further comments or questions, Chair Canfield called for a motion.

Upon a motion by Commissioner Esquivel to memorialize Application #483 as submitted, seconded by Commissioner Wanga and with a roll call vote as follows:

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

OPEN MEETING FLOOR TO THE PUBLIC

DISCUSSION ITEMS

1. Year End Report was circulated to the Committee.

ADJOURNMENT

With no further comments from the Commission, the meeting was adjourned with a motion from Chair Canfield seconded by Commissioner Esquivel and with unanimous voice vote; the meeting was adjourned at 9:31pm.

Respectfully submitted,

Nicole Dante, HPC Secretary

HISTORIC PRESERVATION COMMISSION MINUTES
February 4, 2021