

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE JUNE 21, 2023
REGULAR MEETING**

CALL TO ORDER/FLAG SALUTE:

The regular meeting of the Historic Preservation Commission was called to order at 7:30PM and the open public meetings statement was read into the record.

ATTENDANCE:

Mr. Encin – Present	Mr. Van Arsdale – Present
Mr. Maresca – Absent	Mr. Tosso - Alternate #1:- Absent
Ms. Shafran – Absent	Mr. Mullany - Alternate #2: Absent
Ms. Rodrigues - Present	

MINUTES:

Mr. Van Arsdale asked for comments on the minutes of the regular meeting of April 17, 2023. Mr. Van Arsdale made a motion to approve the minutes as written and Mr. Encin seconded.

Roll Call: The result of the roll call was 3 to 0 as follows:

In favor:	Mr. Encin, Ms. Rodrigues, and Mr. Van Arsdale
Opposed:	None
Abstentions:	None

PUBLIC COMMENT:

Chairman Van Arsdale opened the meeting to the public for questions and comments on items not included on the agenda. There being none, the public session was closed.

APPLICATIONS:

HPC #06-23

Ross Bowser
37 W. Main St.
Block 301 Lot 79

Mr. Bowser summarized the application for gate and pillar design for the property of 37 West Main Street. Ms. Rodrigues questioned the positioning of the gate and Mr. Bowser explained that it would be in the driveway where a variance would not be needed. Mr. Encin commented that the circles on the gate would make it hard to blend in. Mr. Bowser agreed and will not be using the example with the circles. After discussion the application was approved with conditions.

Motion was made by Mr. Van Arsdale, seconded by Mr. Encin to approve the application with the following condition(s):

1. HPC approved the GD-2 design (3rd picture on the inset) with double horizontal bars on the top and bottom with fleur-de-lis finials and no circles.

Roll Call: The result of the roll call was 3 to 0 as follows:

In favor: Mr. Encin, Ms. Rodrigues, and Mr. Van Arsdale

Opposed: None

Abstentions: None

The motion carried.

HPC #07-23

Jaime Valle (J. Valle Construction LLC)

23 W. Main St.

Block 301 Lot 30

Mr. Valle summarized the application to refurbish the porch at the property of 23 West Main Street. Mr. Encin questioned which posts would be replaced and Mr. Valle stated that the ones that are rotted will be replaced with ones that match the existing. Mr. Van Arsdale asked how many of the posts would need to be replaced and Mr. Valle stated 5 or 6. Mr. Encin stated that when the new footings are put in and the posts are reconstructed, it will be hard to exactly match the posts. Mr. Van Arsdale suggested replacing all of the posts so that they match with Azek or painted wood, and Mr. Valle agreed to that as a condition. Mr. Encin asked if all the railing is going to be replaced. Mr. Valle stated that all of the railings would be replaced with a Azek and have square balusters. After discussion the application was approved with conditions.

Motion was made by Mr. Van Arsdale, seconded by Ms. Rodrigues to approve the application with the following condition(s):

1. All posts will be replaced with matching 5” posts. Existing posts will not be used. No PVC will be used.
2. Azek Premier railing and square balusters will be used.
3. Rim Board will be Azek 1x8 or 1x10 and level with framing. Where the decking overlaps the rim board, Azek cove molding will be used. No plastic lattice to be used.
4. Number of columns stay consistent with existing.

Roll Call: The result of the roll call was 3 to 0 as follows:

In favor: Mr. Encin, Ms. Rodrigues, and Mr. Van Arsdale

Opposed: None

Abstentions: None

The motion carried.

HPC #08-23

Kendall Poetzsch- Wonder Room
6 Hilltop Rd.
Block 1501 Lot 41

Ms. Poetzsch summarized the application for signs at the property of 6 Hilltop. Ms. Poetzsch explained that the one sign was made of metal in the shape of a chair that came from France that was hand painted will be hung from the post. The other sign is an old railroad trestle piece that was hand painted and will be hung from the side of the building. After discussion the application was approved as submitted.

Motion was made by Mr. Van Arsdale, seconded by Ms. Rodrigues to approve the application as submitted.

Roll Call: The result of the roll call was 3 to 0 as follows:

In favor: Mr. Encin, Ms. Rodrigues, and Mr. Van Arsdale
Opposed: None
Abstentions: None

The motion carried.

HPC #09-23

Grayson & Elizabeth Miller
15 Orchard St.
Block 602 Lot 25

Mr. Encin had to recused himself from this application.

This application will be voted on electronically due to the lack of quorum.

DISCUSSION/MISCELLANEOUS:

ADJOURNMENT:

There being no additional business, Mr. Van Arsdale made a motion to adjourn, and Ms. Rodrigues seconded. On a voice vote, all were in favor. Mr. Van Arsdale adjourned the meeting at 8:30 PM.

The next meeting of the Historic Preservation Commission will be held on Monday, July 17, 2023 at 7:30PM at the Garabrant Center, 4 Wilson Street, Mendham, NJ.

Respectfully Submitted,
Lisa J. Smith
Lisa J. Smith
Land Use Coordinator