

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE AUGUST 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 – Present	Mr. Tosso - Alternate #1:– Present
Ms. Shafran – Present	Mr. Mullany - Alternate #2: Absent
Ms. Rodrigues - Absent	

MINUTES:

Mr. Van Arsdale asked for comments on the minutes of the regular meeting of July 17, 2023. There being none, Ms. Shafran made a motion to approve the minutes as written and Mr. Maresca seconded.

Roll Call: The result of the roll call was 5 to 0 as follows:

In favor: Mr. Encin, Mr. Maresca, Ms. Shafran, Mr. Van Arsdale, and Mr. Tosso
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 #14-23
Katy Ortiz
53 East Main St.
Block 1501 Lot 24
Present: Ms. Ortiz - Applicant**

Ms. Ortiz summarized the changes to the application that was previously approved by the HPC. Ms. Ortiz stated the materials changed for the siding, trim and windows. Mr. Van Arsdale noted that the drawings look consistent with what was previously submitted. Ms. Ortiz stated the only change in the drawings is the there is not a 2' set back on the upper level. Ms. Ortiz explained that the previous application had Hardi board siding and would be changed to LP Smart siding which is similar, and the Anderson 400 windows would be changed to Pro Via simulated divided windows which are similar. Ms. Ortiz stated that she would be going with the

Newport 200 series for the garage door. Mr. Encin explained that the siding that was being used is similar to the Hardi plank. Mr. Encin stated that the door being chosen was a prefinished steel door. Ms. Ortiz stated that the garage door has simulated divided light. Mr. Encin stated that the proposed trim material is a composite that will look like wood. Mr. Encin stated that the breakup of the windows on the second floor where there are the two divided light windows on either side of a giant 6' wide picture window makes it look like an industrial type of garage. After looking at the previously approved plan, Mr. Encin found the windows in the new plan are different. Mr. Encin suggests some other configuration of the window in the center. Ms. Ortiz agreed to the condition that the center window on the second floor of the garage needs to be more rectangular and the design of the project be made back to the original plan that was approved. Mr. Encin marked the original elevation and marked the items that need to be addressed so that the new design needs to be brought more consistent with the old design. Mr. Van Arsdale stated that one of the changes that would need to be made would be the street facing upper windows need to be resized to the original. Mr. Encin noted that the roof trim and dormer detailing need to be changed. After discussion the applicant was asked to resubmit revised sheet 7 with the suggestions and the application would be electronically.

HPC #15-23

West Main 21 LLC

21 West Main St.

Block 301 Lot 40

Present: Mr. Weichert – Representing the Owner

Mr. Byrne – Architect

Mr. Weichert and Mr. Byrne explained that they are proposing to change the use of the building but the only change to the outside of the building would be that the color of the front door is being changed to red and the rest of the facade will remain the same.

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

1. Only change to the front of the building is color of front door.

Roll Call: The result of the roll call was 5 to 0 as follows:

In favor: Mr. Encin, Mr. Maresca, Ms. Shafran, Mr. Van Arsdale, and Mr. Tosso

Opposed: None

Abstentions: None

The motion carried.

DISCUSSION/MISCELLANEOUS:

Mr. Byrne showed the plans with the changes to the windows and lighting that were discussed for the previously submitted application at 13 East Main Street.

ADJOURNMENT:

There being no additional business, Mr. Maresca made a motion to adjourn, and Mr. Encin seconded. On a voice vote, all were in favor. Mr. Van Arsdale adjourned the meeting at 8:35 PM.

Respectfully Submitted,
Lisa J. Smith
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Land Use Coordinator