

**BOROUGH OF MENDHAM  
HISTORIC PRESERVATION COMMISSION  
MINUTES OF THE APRIL 22, 2019  
REGULAR MEETING**

**CALL TO ORDER**

The regular meeting of the Historic Preservation Commission was called to order by Mr. Zedalis at 7:30 p.m. in the Phoenix House at 2 West Main Street, Mendham, New Jersey.

**OPENING STATEMENT**

Notice of this meeting was published in the *Star Ledger* and *Daily Record* and posted on the Municipal Bulletin Board in accordance with the Open Public Meetings Act.

**ATTENDANCE**

Mr. Zedalis – Present  
Mr. Encin – Present  
Mr. Callahan – Absent  
Mr. Van Arsdale – Absent  
Ms. Reilly – Present  
Mr. Maresca- Alternate I – Present  
Ms. Shafran – Alternate II – Present

**APPROVAL OF MINUTES:**

**Motion** by Ms. Shafran, **seconded** by Ms. Reilly and unanimously carried to approve the Minutes of **February 19, 2019**, as written.

The Vote:

Yay: Mr. Zedalis, Mr. Encin, Ms. Reilly, Mr. Maresca,  
Ms. Shafran  
Nay: None  
Abstentions: None

**APPLICATIONS:**

- **App.#04-19 (Sign)**  
Douglas Ackerman  
15 West Main St (Block 301, Lot 39)  
Present for the Applicant: Douglas Ackerman

The sign is 8' long and 14" wide to go directly above the door and will coincide with the space that is on the building. Mr. Ackerman brought a sample of the sign material and photos. Mr. Zedalis asked if it was a decal and Mr. Ackerman stated that it is printed from end to end and poly urethane over. Mr. Encin asked how the edge is finished and Mr. Ackerman said that it will

be a finished edge all the way around. Mr. Zedalis asked that they use a stainless-steel screw instead of galvanized.

**Motion** was made by Mr. Encin, **seconded** by Mr. Maresca to approve the application. On a voice vote the motion carried.

**ROLL CALL: The result of the roll call was 6 to 0 as follows:**

In favor: Mr. Zedalis, Mr. Encin, Ms. Reilly, Mr. Maresca, Ms. Shafran  
Opposed: None  
Abstentions: None

**The motion carried.**

- **App.# 06-19 (Garage)**  
Kathryn & Jeffery Oram  
15 Orchard St (Block 602, Lot 25)  
Present for the Applicant: Kathryn & Jeffery Oram

Kathryn explained that in a storm the tree came down and crushed their garage and they would like to put up a 2-story garage that mimics the shape and style of their house on the same footprint. The windows are on the corner because they are not electrifying it, this would light on the opposite wall if the windows were in the middle you have dark corners. Mr. Zedalis asked about the drawing and Mrs. Oram thought that the building department was going to give it to us. Mr. Zedalis asked about the garage doors and Mrs. Oram said they are vinyl garage door that's wood batten board siding and metal roof with vinyl windows painted either white or dark green. The roof would be unpolished standing seam metal roof. Mr. Zedalis has 2 concerns that he asked for Mr. Encin's opinion. From a historic perspective would the windows be correct. Mr. Encin said that it looks like it would be a large pane window with no divided light facing the front that looks modern but is hard to tell from the drawing. Mrs. Oram stated that the home doesn't have divided light windows and said that they wanted a more modern design. Mr. Encin said in terms of the Historic District especially if it's something facing the rear or into the property so it's not impacting the street scape or the neighbors having to look at something modern within the Historic District. Mrs. Oram asked if the windows were changed would the garage be an issue. Ms. Shafran and Ms. Reilly said that without the plan they can't speak educatedly about the steps to improve it.

After discussion the application was tabled awaiting new plan to be emailed in PDF format.

- **App. #07-19 (Sign)**  
Jae Bin Yim  
15 West Main St. (Block 301, Lot 39)  
Present for the Applicant: Mr. Yim

Mr. Yim explained that the awning is the same as what was there. He needed to change the name. Mr. Encin asked if it was fabric and Mr. Yim stated it was a dark green fabric. Mr.

Zedalis asked if the canopy that is on the application is in fact what Mr. Yim will be putting up. Mr. Yim confirmed.

**Motion** was made by Mr. Maresca, **seconded** by Ms. Shafran to approve the application. On a voice vote the motion carried.

**ROLL CALL: The result of the roll call was 6 to 0 as follows:**

In favor: Mr. Zedalis, Mr. Encin, Ms. Reilly, Mr. Maresca, Ms. Shafran  
Opposed: None  
Abstentions: None

**The motion carried.**

- **App.#08-19 (Addition)**  
Laura Wilson  
79 W. Main St. (Block 201, Lot 23)  
Present for the Applicant: Mrs. Wilson-Applicant  
Mr. Encin – Architect

Mr. Encin recused himself

Mrs. Wilson explained that they have outgrown the house and need to expand the space and maintain the integrity of the house. She will be building a bedroom and closet over the existing back room.

Mr. Encin presented a copy of the plans for the addition to 79 W. Main St. and stated that the addition will in fact be over the existing one-story piece that was an addition in the past to make it 2 stories. When talking to Neil that as long as they aren't increasing the foot print, no variance for the front yard setback would be needed. The siding, trim, profile, appearance, rake board, overhangs, will match the existing Azek painted to match the off-white trim that is there. The windows would be simulated divided light that match the other windows in the house. On the side of the house there is a window in the kitchen that they would like to cover and place another window keeping with the existing windows and side over the one they want to remove. Mr. Zedalis asked if they were doing anything with the wrap around deck and Mr. Encin said that they are not doing anything with the deck. Ms. Reilly asked what is being gained with the addition and Mr. Encin said that they will be adding a closet and a larger master bedroom.

**Motion** was made by Ms. Shafran, **seconded** by Ms. Reilly to approve the application. On a voice vote the motion carried.

**ROLL CALL: The result of the roll call was 6 to 0 as follows:**

In favor: Mr. Zedalis, Ms. Reilly, Mr. Maresca, Ms. Shafran  
Opposed: None  
Abstentions: None

**The motion carried.**

- **App.#09-19 (Wall/Fence)**  
Jay Grant  
1 East Main St. (Block 1501 Lot 1)  
Present for the Applicant:  
Jay Grant- Applicant

Mr. Grant explained that the wall was knocked down by the snow plow.

Mr. Zedalis said that the application was to replace the block wall with block and parging the wall and asked if the wall was seen from the road. Mr. Grant said that it really can't be seen from the road and the of the wall is so that people don't drive down an 18" drop off. Mr. Encin asked if there was a cap on it. Mr. Grant said that he will build it better than it was and it would be filled block with parging.

**Motion** was made by Mr. Maresca, **seconded** by Mr. Encin to approve the application. On a voice vote the motion carried.

**ROLL CALL: The result of the roll call was 6 to 0 as follows:**

In favor: Mr. Zedalis, Mr. Encin, Ms. Reilly, Mr. Maresca, Ms. Shafran  
Opposed: None  
Abstentions: None

**The motion carried.**

- **App.#10-10 (Garage/Barn/Main Building)**  
Jay Grant  
6 East Main St (Block 601 Lot 3)  
Present for the Applicant:  
Jay Grant- Applicant  
Bill Byrne- Architect

Mr. Grant explained that he and his partner bought 6 Main St. in deteriorated condition. He has no plans to change the front portion of the building other than maintenance. When speaking about the barn and the garage he noted that they were dilapidated and are an ear sore.

Regarding the main building, remove and replace rotten siding and trim, paint the building white, add a level to the flat roof. The barn and garage they are going to build with a new façade. The barn is going to retain its structure. The garage is a cinder block building that is falling apart, cracked and decayed. Mr. Grant is proposing that the new garage will be built on the same foot print but will be adding one more story. There will be 4 commercial units and 4 apartments in the main building, 2 apartments in the garage and 1 in the barn. One of the seven would be a COAH unit.

Mr. Byrne the goal is to not make any changes to the street scape. Going to take the flat roof section and an extension on top of it and mirror the front of the building.

Mr. Zedalis commented on the no windows on the existing building and would like to know if they will be added. Mr. Byrne said there is a stairway inside the building so that would be difficult to do. Mr. Zedalis then stated that there are no shutters on the front original portion for the building and it is proposed to have them on the new addition. They will add shutters where they are missing consistent with what is there. Ms. Reilly said that it would make it more cohesive. Mr. Encin asked if the existing gutter were a yankee gutter. Mr. Grant said that it is an attached gutter. Mr. Byrne said that he will pick up on the bracket details. And what is there is not hard to repeat and would match the returns currently on the building, continuity to the building is what they are looking for. Mr. Zedalis asked about fire escapes. Mr. Grant said that there will be 2 ways in and out built into the floor plan and sprinkler system.

Mr. Zedalis summarized on the main building proposal. Front the same, same signage, awning brackets. Replacement of damaged wood would be like for like. Ms. Reilly added that the shutter be consistent. Mr. Maresca asked about the roof and if there would be replaced. Mr. Byrne said that they will preserve and recoat what is there and the new addition would be asphalt shingle. Mr. Encin asked about the siding. Mr. Grant said that it would be replaced if need be with hardy plank. Mr. Encin also asked about the windows in regards to the divided light. Mr. Grant said that they would match the existing, if there are SDL or TDL they will use them. Mr. Encin would like a review copy of the materials being used prior to the issuing of permit given to the HPC.

Mr. Byrne went on to explain that Building 2 is a masonry single story block structure with a pitched roof and the new plan is similar with exception to the gable roof with the same foot print. The plan is to tare down the existing building, replace the slab and build 2 apartments on grade, one of which would be COAH. The building would have faux carriage doors and vertical siding. Mr. Zedalis asked about the cupola, and Mr. Encin said that it goes with the period but noted that he would like that is not aluminum prefabricated. Mr. Byrne agreed and said it would be to the same level and consistency as the rest of the site. Mr. Zedalis asked about the roof and Mr. Byrne said that it will be asphalt shingles.

Mr. Byrne explained that Building 3 is a restoration. The metal roof that is there will be recoated and the only difference is the window dorm. The building now has 3 different kinds of siding. They are proposing a vertical siding.

**Motion** was made by Ms. Shafran, **seconded** by Ms. Reilly to approve the application. On a voice vote the motion carried.

**ROLL CALL: The result of the roll call was 6 to 0 as follows:**

In favor: Mr. Zedalis, Mr. Encin, Ms. Reilly, Mr. Maresca, Ms. Shafran  
Opposed: None  
Abstentions: None

**The motion carried.**

**DISCUSSION:**

Mr. Zedalis spoke of Tri County -14 West Main St. that was emailed to the Commission. They are proposing to replace all 46 windows and would like to place a railing along the front exterior stone stairs that would replace the metal railing along the front and the paint color which they are painting beige or white.

They would like to get approval to give a verbal to get the windows because they have a quote that expires. They are proposing to use a Pella proline 450 lifestyle series double hung without grills and divided light which isn't in the existing windows. Interior and exterior will be white and the trim would be Azek painted white. An application for the windows only will be emailed and circulated electronically to approve. A separate application would be obtained for the trim and the railing. All were in favor.

**ADJOURNMENT:**

There being no additional business, Mr. Zedalis made a motion to adjourn and Mr. Encin seconded. On a voice vote, all were in favor. Mr. Zedalis adjourned the meeting at 9:30PM.

The next meeting of the HPC will be held on Monday, May 20, 2019 at 7:30PM at the Garabrant Center, 4 Wilson Street, Mendham, NJ.

Respectfully Submitted,

*Lisa Smith*

Lisa Smith  
Land Use Coordinator