

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE JUNE 15, 2020
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. electronically via Zoom.

OPENING STATEMENT

Notice of this meeting was published in the *Star Ledger* and the *Daily Record* on in accordance with the Open Public Meetings Act and was posted on the bulletin board of the Phoenix House. The meeting is being conducted electronically, with Notice as required, consistent with the Governor's Emergency Declarations and the guidance issued by the NJ Department of Community Affairs along with limited seating at the Garabrant Center.

ATTENDANCE

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

APPROVAL OF MINUTES:

Chairman Zedalis asked for comments on the minutes of the regular meeting of February 18, 2020. There being no corrections, Ms. Shafran made a motion to approve the minutes as written and Mr. Maresca seconded.

ROLL CALL

In Favor: Mr. Zedalis, Mr. Van Arsdale, Mr. Maresca, and Ms. Shafran
Opposed:
Abstain:

PUBLIC COMMENT

Chairman Zedalis 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:

- **App. #08-20 (Demolition)**
Harrington Recycling Co., Inc (12 West Main St.)
Block 1902, Lot 2
Present: Catherine Elkins, Daughter of Owner

Ms. Elkins summarized the condition of the property at 12 West Main St. Ms. Elkins stated that multiple contractors have looked at the situation at the location and to restore would be too cost prohibitive which is why they are making application for demolition.

Mr. Zedalis stated that he knows the building and would have liked to have seen it maintained and this could have been avoided. Mr. Zedalis said that this building is in the original 7 acres of properties in the Borough and is part of a very Historic District.

Mr. Encin described the Historic value of the building along with the buildings on either side.

Mr. Encin asked if there were plans to put any landscaping in the area once the building is removed. Ms. Elkins states that there would be minimal landscaping and the property would be put in inventory for either future development or to sell the property.

Mr. Encin said that the goal would be to make the lot look like a continuation of the surrounding buildings and to not make it look like a vacant lot. Mr. Encin requested a Landscape Plan and a Street View color rendering. The members agreed with Mr. Encin's suggestions.

This application is being carried to the July 20, 2020 meeting with owners' consent, awaiting landscape plans and street view rendering.

- **App.#09-20 (Changes to previously approved application)**
Six Main St. Mendham, LLC
6 East Main St.
Block 601, Lot 3

Present: William Byrne, Architect
Jay Grant, Applicant

Mr. Byrne summarized the changes that were made to the previously submitted application which were as followed:

- i) New Plan has Second Floor Addition on Main Building Removed
- ii) Restore Existing Siding and Repainting
- iii) Landscape Changes ~ Expansion of bluestone walkways and patio for use of residents
- iv) Tenant Signage will be moved inside fencing. Municipal Parking Sign to be moved to public right of way. Any new signage will be consistent with surrounding businesses. I.e. Classic, Painted/Carved

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

ROLL CALL: The result of the roll call was 4 to 0 as follows:

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

The motion carried.

ADJOURNMENT:

There being no additional business, Ms. Shafran made a motion to adjourn and Mr. Encin seconded. On a voice vote, all were in favor. Mr. Zedalis adjourned the meeting at 8:40PM.

The next meeting of the HPC will be held on Monday, July 20, 2020 at 7:30PM at the Garabrant Center, 4 Wilson Street, Mendham, NJ.

Respectfully Submitted,

Lisa Smith

Lisa Smith
Land Use Coordinator