

**BOROUGH OF MENDHAM  
HISTORIC PRESERVATION COMMISSION  
MINUTES OF THE APRIL 17, 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 - Present	

**MINUTES:**

Mr. Van Arsdale asked for comments on the minutes of the regular meeting of March 20, 2023. Ms. Shafran made a motion to approve the minutes as written and Mr. Maresca seconded.

Roll Call: The result of the roll call was 4 to 0 as follows:

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

**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:**

- a) **HPC #03-23**  
Joseph Misko  
29 Hilltop Rd  
Block 1901 Lot 4  
Present: Mr. Misko – Applicant  
Mr. Encin– Architect

Mr. Encin recused himself.

Mr. Encin explained the application and plans to construct a two-family house at 29 Hilltop Rd on the existing foundation that were submitted with the application. The proposed structure will have a centralized peak with a steep pitch along with a smaller matching decorative dormer. Mr. Encin went over the materials that will be used for the project that are noted on the plans. The front door will be painted wood with simulated divided light window. Mr. Encin stated that the 2 family is not 1<sup>st</sup> and 2<sup>nd</sup> floor design, it is a front and back design to maintain the single-family look. Mr. Encin explained that the one family that fronts Hilltop Rd will have entry access using the front door and will use the detached garage and the second family will access the house through the attached garage.

Mr. Maresca questioned if there would be chimneys. Mr. Encin explained that if there were any fireplaces installed, they would be direct vent. Mr. Van Arsdale asked if the basement would still be utilized, and Mr. Encin stated that it would be. Ms. Rodrigues asked if there was a color picked. Mr. Misko stated that he hasn't picked a color yet.

Motion was made by Ms. Shafran, seconded by Ms. Rodrigues to approve the application as submitted.

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

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

Opposed:

Abstentions: Mr. Encin

**The motion carried.**

**DISCUSSION/MISCELLANEOUS:**

**ADJOURNMENT:**

There being no additional business, Mr. Tosso 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.

The next meeting of the Historic Preservation Commission will be held on Monday, May 15, 2023 at 7:30PM at the Garabrant Center, 4 Wilson Street, Mendham, NJ.

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