

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE OCTOBER 18, 2021
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
Ms. Shafran – Present
Mr. Maresca– Present
Mr. Tosso - Alternate I - Absent
Ms. Rodrigues – Alternate II – Absent

Also present : Mr. Henry – Commission Attorney
Ms. Bushman – Borough Administrator

APPROVAL OF MINUTES:

Mr. Van Arsdale asked for comments on the minutes of the regular meeting of September 20, 2021. There being no corrections, Ms. Shafran made a motion to approve the minutes as written and Mr. Maresca seconded.

ROLL CALL

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

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 #19-21
Mr. & Mrs. David Wolfmeyer
75 West Main St
Block 201 Lot 25
Present: Mr. Wolfmeyer, Applicant
Ms. Wolfmeyer, Applicant

Mr. Van Arsdale explained that the Commission had requested additional information at the last meeting and asked Mr. & Ms. Wolfmeyer to summarize the additional information. Ms. Wolfmeyer explained that the plans had been changed to include the details and materials for the garage doors that was requested at the last meeting. Mr. Encin stated that the doors that were chosen are consistent.

Motion was made by Mr. Maresca, **seconded** by Ms. Shafran to approve the application as submitted.

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

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

The motion carried.

HPC #20-21
Robinson Drug Shop
27 East Main St
Block 1501 Lot 12
Present: Mr. Kim, Applicant

Mr. Encin recused himself

Mr. Kim summarized his application for a sign to be placed at 27 East Main St. where Robinson's Drug Shop is moving to. Mr. Kim explained that the name would be changed to Robinson Wellness Pharmacy. Mr. Van Arsdale stated that the application gave a fair amount of detail of the construction of the sign including the design and font. Mr. Maresca asked if there will be a sign on the building as well. Mr. Kim stated that that would be the next step and would like to receive approval for this application first.

Motion was made by Mr. Maresca, 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. Van Arsdale, Ms. Shafran, and Mr. Maresca
Opposed: None
Abstentions: None

The motion carried.

HPC #22-21
Tyler Masterson
5 New St
Block 1903 Lot 13
Present: Mr. T. Masterson, Applicant
Mr. D. Masterson

Mr. D. Masterson summarized the application for building a landing and stairs that will be replacing the existing stairs that are in disrepair and adding a gable roof covered porch. Mr. Van Arsdale asked about the style of the door. Mr. D. Masterson explained that it will be a nine panel with light cuts and said that it is the same look as the picture enclosed in the application. Mr. Maresca asked if the trim molding will be retained. Mr. D. Masterson stated he will retain what he can and will restore what needs to be restored. Mr. Encin questioned if the gable face would match the shingle that is on the house. Mr. D. Masterson stated that it would be a flat panel detail. Mr. Encin stated that the 6" column is small and would propose an 8" column. Mr. D. Masterson agreed to use an 8" column. Mr. Maresca asked if the lighting next to the door was going to be retained. Mr. D. Masterson stated that he feels more lighting is necessary and would be adding a light to the outside gable.

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

1. Replace 6" columns to 8" columns

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

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

The motion carried.

DISCUSSION/MISCELLANEOUS

Mr. Van Arsdale stated that the Elkins Building has been demolished and the landscaping was completed.

Mr. Van Arsdale explained that the application from the last meeting was approved with 1 over 1 windows. Mr. Van Arsdale stated that the Commission could have insisted that the applicants used the windows that the Commission requested but decided to allow the 1 over 1 windows. Mr. Van Arsdale asked Mr. Encin to discuss from a design standpoint the importance of simulated divided light windows. Mr. Encin explained that many applicants want to modernize their homes and removing the simulated divided light windows makes the home lose its historical character and consistent with the rest of the homes.

Mr. Van Arsdale began a discussion on completeness of applications and feels that if the application does is incomplete and does not have plans and elevations, it should not be put on the agenda. Mr. Van Arsdale asked Mr. Henry if the Commission has to accept such applications. Mr. Henry explained that if the application is referred to the Commission by the Joint Land Use Board or Zoning/Construction, under the Borough Ordinance, the Commission has a 45-day window to respond to the Board or Administrative Officer whether the application was approved or denied otherwise the application receives approval by default. Mr. Henry suggested that if the application is incomplete, the Commission can deny it and advise the applicant what is necessary to submit a complete application. Ms. Bushman asked what is the applicants appeal process if denied. Mr. Henry stated the applicant can go to the Board of Adjustment. Ms. Bushman asked where do we strike reasonableness because some of the property owners do not want to spend thousands of dollars on a site plan and elevation plan. The Commission agreed that an architectural drawing does not have to be done by an architect but has to have all the information necessary on a drawing that is drawn to scale.

ADJOURNMENT:

There being no additional business, Mr. Encin made a motion to adjourn, and Ms. Shafran seconded. On a voice vote, all were in favor. Mr. Van Arsdale adjourned the meeting at 9:00 PM.

The next meeting of the HPC will be held on Monday, November 15, 2021 at 7:30PM at the Garabrant Center, 4 Wilson Street, Mendham, NJ.

Respectfully Submitted,

Lisa Smith

Lisa Smith
Land Use Coordinator