

**BOROUGH OF MENDHAM  
HISTORIC PRESERVATION COMMISSION  
MINUTES OF THE NOVEMBER 15, 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. Caldwell – Borough Planner

**APPROVAL OF MINUTES:**

Mr. Van Arsdale asked for comments on the minutes of the regular meeting of October 18, 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, Mr. Encin, Ms. Shafran, and Mr. Maresca  
Opposed:  
Abstain:

Mr. Henry wanted to comment on the minutes with regards to denying an application when it lacks information. Mr. Henry wanted to clarify that the denial can be without prejudice and the applicant can refile the application with the information necessary prior to going for a permit. The reason for the denial is that the Ordinance states that a written report is to be delivered to the Board or permitting officer within 45 days and the denial is to avoid a default approval.

**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 #21-21**  
**Greg Maguire**  
**57 East Main St**  
**Block 1501 Lot 26**  
Present: Mr. Maguire, Applicant  
Mr. McFadden, Project Manager

Mr. Maguire introduced his project manager, Mr. McFadden, and proceeded to summarize the purpose of the application to replace the barn that was destroyed in a storm. Mr. Maguire stated that the old barn was removed due to it being a safety hazard. Mr. Maresca asked if there will be sliding barn doors and Mr. McFadden stated that there will be an overhead door set into the framing and the sliding barn doors will be applied to the exterior of the barn. Mr. Van Arsdale asked if the siding would be pine board siding and Mr. Encin pointed out that the materials list was along side the drawing and read what was listed. Mr. Encin asked if on page 2 of the drawing that the overhang be increased to 1' rather than the 8" proposed. Mr. McFadden also suggested open rafters and Mr. Encin agreed to that. Mr. Van Arsdale asked if there would be windows on the side facing the farm and Mr. McFadden stated that there will be 2 windows on the east side of the barn with a total of 6 windows. Mr. Maguire stated that the north and east sides are the only ones that can be seen from the street. Mr. Henry asked if there would be power to the barn. Mr. Maguire stated that there will be electric but there will be no plumbing or heating.

**Motion** was made by Mr. Van Arsdale, **seconded** by Ms. Shafran to approve the application with the following condition.

1. Sloping eave with open rafter tails. Not a new construction squared off eave.

**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 #23-21**

**Brennan Reilly**

**14 New St**

**Block 1902 Lot 9**

Present: Mr. Reilly, Applicant

Mr. Reilly summarized his application for a rock wall and resurfacing of the driveway. Mr. Van Arsdale asked if the wall was the entrance to the house and Mr. Reilly stated that it was. Mr. Reilly explained future plans for the property. Mr. Van Arsdale wanted to confirm that the scope of this application was to resurface the driveway and to install 4 sections of the stone wall. Mr. Reilly stated that it is as proposed in the application.

Motion was made by Ms. Shafran, seconded by Mr. Encin 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 #24-21**  
**Celebrity Cigar**  
**88 E. Main St.**  
**Block 801 Lot 20**  
 Present: Mr. Patel, Applicant

Mr. Patel summarized his application for a sign to be placed at Celebrity Cigar at 88 East Main St. Ms. Shafran had asked if the sign was the same manufacture, the same color, and materials. The sign is the same as others in the King's Shopping Center.

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.**

## **DISCUSSION/MISCELLANEOUS**

### **a) Ms. Ortiz- 53 E Main- Garage Expansion**

- a. Ms. Ortiz explained that she would like to expand the existing garage at 53 E. Main and would like guidance as to the acceptable design features prior to having an architectural drawing being made. Ms. Ortiz would like to make the one car garage into a 2 story, 2 car garage. The house is 1.5 stories in the front and 2 stories in the back. Ms. Ortiz would like to know if there are any restrictions on the stories and design based on the house. Mr. Van Arsdale stated that as long as the garage meets the local zoning requirements the HPC would have no issues on how many stories a structure is. Mr. Encin gave suggestions regarding the design. Mr. Van Arsdale asked if any thoughts were given regarding materials. Ms. Ortiz stated that the house is vinyl siding and understands that vinyl siding is not on the recommended materials list and asked if they used something from the recommended materials list and paint to match the house, would that be acceptable? Mr. Van Arsdale stated that generally the Commission would like to see consistency between the 2 structures, but the Commission is not a fan of vinyl siding. If Hardi Plank or vertical sideboard would look similar to what is on the house. Ms. Ortiz would like the Commission's opinion on using a standing seam metal roof. Mr. Encin stated that standing seam metal will look nice if you limit it to the front piece.

### **b) Main Street Corridor Design Review Committee- Tabled until 2022**

### **c) HPC Rules and Regulations**

- a. Mr. Van Arsdale asked if changing the rules was something the Commission was able to do. Mr. Henry stated that these rules are the rules of the Commission and can be changed as long as the changes were not at odds with the ordinance. The Commission discussed changes to be made with the rules and regulations for the HPC. Mr. Henry and Ms. Caldwell will draft a copy of the revised rules and regulations and the Commission will vote on the changes at its next meeting.

**ADJOURNMENT:**

There being no additional business, Mr. Maresca made a motion to adjourn, and Mr. Van Arsdale seconded. On a voice vote, all were in favor. Mr. Van Arsdale adjourned the meeting at 9:05 PM.

The next meeting of the HPC will be held on Monday, December 20, 2021 at 7:30PM at the Garabrant Center, 4 Wilson Street, Mendham, NJ.

Respectfully Submitted,

*Lisa Smith*

Lisa Smith  
Land Use Coordinator