

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE FEBRUARY 19, 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 Garabrant Center at 4 Wilson 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 – Present
Ms. Reilly – Present
Mr. Maresca- Alternate I – Present
Ms. Shafran – Alternate II – Present

APPROVAL OF MINUTES

Motion by Mr. Van Arsdale, **seconded** by Ms. Shafran and unanimously carried to approve the Minutes of **January 28, 2019**, as written.

The Vote:

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

APPLICATIONS

- **App.# 19-18 (Sign)
Grand Bazaar
6 Hilltop Road (Block 1501, Lot 41)**

Present for the Applicant: Applicants Son, Frank Scharfenberg

Mr. Zedalis explained the sign ordinance and that the HPC is required to follow and attempt to maintain consistency, taking into account the surrounding buildings in the surrounding area.

A brief discussion was held on the existing sign that was replaced at the Grand Bazaar. Mr. Zedalis expressed that he was not fond of the existing sign because it doesn't compare well in color, structure, and cutouts to the surrounding businesses. His preference is something similar to the signs on either side. Mr. Scharfenberg agreed and said it looked like a rainbow. Mr. Scharfenberg stated that the

landlord put up a new sign with the stores at 6 Hilltop and asked if something similar to that would be acceptable. Mr. Zedalis said that in his opinion that would be an acceptable sign. Mr. Scharfenberg said to be frank his wife and kids don't care for the sign that his sister purchased online. Mr. Maresca noted the edging was unfinished and raw plywood. Ms. Shafron stated that it doesn't fit in with the signs on the street. Mr. Scharfenberg asked if a green background with nice edge and white letters in the style of the landlord's sign. Mr. Zedalis said that in his opinion that would be fine and recommended a gold lettering would stand out nice. Ms. Reilly commented that the font needs to be more consistent and refined. Mr. Scharfenberg mentioned that he may use the landlord sign but he had to go back and talk to his mom and sister and would like to leave his application open. Mr. Zedalis said that this application will be put on hold pending Mr. Scharfenberg coming back with new proposed sign and/or materials preferably and to let the HPC know if he going with the landlord's sign then we will make note of that.

Mr. Scharfenberg stated for clarification what he should do if he did decide to change the existing sign was to get a photo and materials of what the new sign would be made out of and bring back for review. Mr. Zedalis confirmed and added to put the dimensions down and that you will be using the existing sign posts.

This application was put on hold pending new sign proposal

- **App.# 02-19**
(Siding /Trim/Windows)
Ramrem Family Trust
21-23 Hilltop Rd (Block 1901, Lot 2)
- **App.# 03-19**
(Siding /Trim/Windows)
Ramrem Family Trust
25-27 Hilltop Rd (Block 1901, Lot 3)

Present for the Applicants: Joe Misko

Mr. Zedalis pointed out that descriptions of the materials were missing from the application and noted the sample of the siding that Mr. Misko brought for the meeting. Mr. Misko would like to use AZEK for the trim in lieu of pine. For the windows he would like to remove the windows and replace with double insulated glass window with same grill pattern and trim with AZEK and a historic sill similar to what is there now. Mr. Encin said just to clarify that the shingles are prefinished hardy plank cement board shingle and Mr. Misko agreed. Mr. Zedalis asked if the windows were a simulated divided light and Mr. Misko confirmed. Mr. Van Arsdale asked if the house had casement windows on the back of the house above the garage doors. Mr. Misko confirmed and said that he was going to leave the style the same and the box bay windows on the front of the house he would be replacing with 3 brand new windows and reskin everything with AZEK. Mr. Van Arsdale asked if the existing shutters were going to be reused and Mr. Misko said that they are in bad shape and would be replacing with a panel composite black shutters with S hooks. Asked the Board for recommendations on whether he use wood or composite shutters. Mr. Misko said in the future he would like to put another window in the unit that faces the Presbyterian Church. Mr. Encin would prefer the straight shingle panel as shown.

Mr. Zedalis asked about the replacement of the garage doors and Mr. Misko would like to replace with a steel insulated carriage door.

Mr. Zedalis asked about if the entry doors would be replaced. Mr. Misko said on the rear house there is only a door in the garage and one on the porch. There is an existing Anderson French Door hinged in the middle located on the 6x16' porch. The porch is also in need of repair. He plans on replacing with a similar door. The front of the house the 6 panel with no lights in it. He would like to replace with a Mahogany door sill, but is unsure if there is enough room.

Mr. Zedalis asked if the side porch would be replaced with AZEK and Mr. Misko said he would like to replace the decking and railings.

Mr. Zedalis stated that the project discussed was far larger than what was put on the application.

Mr. Van Arsdale asked when the project would start and Mr. Misko said end of March or April.

Mr. Misko was asked to come back when he would like to propose replacing the front door, deck, railing, shutters, garage door and the new window.

Mr. Zedalis made note that when Mr. Misko sends the application in, that the following items were discussed and the Board would review electronically:

- Steel insulated carriage house garage doors - General or Coachman brand
- Adding the extra window that was discussed it.
- Shutters- Panel or Louver would be acceptable not a vinyl
- Entry Doors- Consistent with what is there now
- Decking and rails to be replaced with AZEK

Mr. Zedalis made a motion to approve components of the two (2) applications #02-19 and #03-19 Prefinished hardy plank cement board shingle straight style and the trim materials would be AZEK. The windows would be Marvin Integrity, simulated divided light with insulated glass with the same grill structure and appearance. Mr. Encin seconded

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

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

The motion carried.

DISCUSSION

Mr. Zedalis brought up the question brought to his attention from Douglas Ackerman (Doug the Florist) about replacement of the sign above the door with a painted sign. The proposal from Signarama says that it is a dye cut adhesive vinyl and the HPC would like to have the sign painted. Mr. Zedalis asked for a sample from the sign maker for review.

Mr. Zedalis spoke of the application from the Black Horse for the replacement of the shingles on the Pub. The shingles turned out to be synthetic cedar plastic shingles that were purchased prior to coming for any form of permit and they indicated that the manufacturer would not take them back. They put a swatch in the back by the driveway. This committee and the former members did not approve of the structure. We indicated to the Black Horse that we would approve natural wood cedar shingles and they resisted and wanted the synthetic. They also asked to replace the shingles on the Tavern and we approved. The Black Horse wanted to change the color scheme on the Pub and Tavern because patrons couldn't see the difference and to bring the younger crowd in. We approved the shingles on the tavern we approved the board and batten on the pub, the hardy plank on the tavern, gutters and leaders but the building be maintained as white. Open to changes in colors to highlight it such as shutter, awnings or gutters. Took a vote on it and the color wasn't approved along with the synthetic cedar shingles. Since then the Black Horse attorneys have said that they will file a lawsuit if the color and shingles aren't approved.

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 9:01PM.

The next meeting of the HPC will be held on Monday, March 18, 2019 at 7:30PM at the Garabrant Center, 4 Wilson Street, Mendham, NJ.

Respectfully Submitted,

Lisa Smith

Lisa Smith
Land Use Coordinator

APPROVED _____