

**BOROUGH OF MENDHAM  
HISTORIC PRESERVATION COMMISSION  
MINUTES OF THE JUNE 6, 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 Phoenix House at 2 West Main 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 – Absent  
Mr. Van Arsdale – Present  
Ms. Reilly – Present  
Ms. Martin - Present  
Mr. Maresca- Alternate I – Present  
Ms. Shafran – Alternate II – Present

**APPROVAL OF MINUTES:**

**Motion** by Ms. Shafran, **seconded** by Mr. Maresca and unanimously carried to approve the Minutes of **April 22, 2019**, as written.

The Vote:

Yay: Mr. Zedalis, Ms. Shafran, Mr. Maresca  
Nay: None  
Abstentions: None

**APPLICATIONS:**

- **App.# 06-19 (Garage)**  
Kathryn & Jeffery Oram  
15 Orchard St (Block 602, Lot 25)

After discussion application was tabled pending plans

- **App.#13-19 (Windows, Railing, Siding, Trim, Shutter Repair & Painting, Porch Repair & Painting, Sign)**  
Tri County Scholarship  
14 W. Main St. (Block 1902 Lot 1)  
Present for the Applicant: Prudence Pigott, Executive Director  
Nancy Lottinville, Trustee

Ms. Pigott summarized the goal of Tri County Scholarship Fund. The windows were previously approved. Ms. Lottinville described the exterior siding, trim, shutter repair and painting portion of the application. The existing building is beige and in need of some repair and painting. They would like to add a hand rail along the stone steps. Ms. Lottinville stated that the wrought iron railing in the rear of the building was in

disrepair and as part of their application would like to replace it with an aluminum railing but intend to use black for the color. The siding would be a light grey and trim in cream white, the porch and front door would be traditional blue. The sign would like to replace the existing sign with a carved composite sign similar to what is there and will be reduced in size to be within the ordinance parameters. The shutters are very old slat wood and they would like to replace with a green composite once they budget for it.

Mr. Zedalis stated that looking at the application the windows have been approved. Regarding the exterior siding, trim and shutter repair, what was proposed is the appropriate way to go forward. The porch will be repaired not replaced. The replacement of the front and rear handrail, the rear one will be black metal similar to the picture in the packet and with respect to the front rail Ms. Lottinville explained the positioning on the front stone steps and said they would be 2 horizontal and 1 vertical piece in black metal. Mr. Zedalis asked for comments from the Commission and Mr. VanArsdale asked about the occupancy of the building and if they were going to lease a portion. Ms. Pigott said that there is a tenant upstairs that is staying and plan to use the rest for themselves, but may revisit. Mr. Zedalis noted that the existing shutters would be replaced with either wood or composite that would be painted. Also, that more shutters may be added.

Mr. Van Arsdale asked about the shutters on the New St. side. Ms. Lottinville said that as long as when they are removed, they don't fall apart, they will be put back up. If they do fall apart the replacement would be put on a schedule. Mr. Van Arsdale had concerns about the amount of space on that side once the shutters are removed. Mr. Zedalis would request that the applicant would keep them informed.

**Motion** was made by Mr. Zedalis, **seconded** by Ms. Reilly to approve the application. On a voice vote the motion carried.

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

In favor: Mr. Zedalis, Mr. VanArsdale, Ms. Martin, Ms. Reilly, Mr. Maresca, Ms. Shafran  
Opposed: None  
Abstentions: None

**The motion carried.**

- **App.#14-19 (Lift Gate)**  
E J Peters Co. Inc  
15 West Main St. (Block 301 Lot 39)  
  
Applicant did not attend.
- **App.#15-19 (Handicap Ramp)**  
Robert Bello  
16 East Main St. (Block 601 Lot 7)  
Present for the Applicant: Robert Bello-Applicant  
  
Tabled pending formal plans
- **App.#16-19 (Main Building)**  
Six E. Main St., LLC  
6 East Main St. (Block 601 Lot 3)  
Present for the Applicant: Jay Grant- Applicant  
Bill Byrne- Architect

Mr. Byrne gave an overview of their application. There were questions on the Main Building portion of the application and they came back to address those concerns.

Mr. Byrne explained that the concern was with the front of the building. They propose to restore the siding with hardy plank siding, trim, restore the brackets and window trim. The item that came up at the last meeting were the shutters on the front elevation. Mr. Byrne felt there were no shutters on the original structure and he is proposing to retain the trim around the windows and remove the shutters.

Mr. Zedalis clarified that what is being proposed is on the front of the building to remove the shutters and construct as drawn. Mr. Byrne confirmed. Mr. Byrne stated that the trim would be on all windows, not shutters on both the front and rear portions of the building. Mr. Byrne went on to discuss the foundation on the left side of the building. The existing brick veneer that is painted white would be used on the addition. Mr. VanArsdale asked if the entire proposed would be brick fascia and Mr. Byrne confirmed.

Chairman Zedalis made a proposal to approve the revised plan as submitted with the following changes:

1. Removal of all shutters and have consistent window trim above and slightly around all of the windows.
2. A triangular head cap be added to the 3<sup>rd</sup> floor windows at the rear of the building.

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

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

In favor: Mr. Zedalis, Mr. VanArsdale, Ms. Martin, Ms. Reilly, Mr. Maresca, Ms. Shafran  
Opposed: None  
Abstentions: None

**The motion carried.**

**DISCUSSION:**

**ADJOURNMENT:**

There being no additional business, Ms. Shafran made a motion to adjourn and Ms. Reilly seconded. On a voice vote, all were in favor. Mr. Zedalis adjourned the meeting at 9:20PM.

The next meeting of the HPC will be held on Monday, July 15, 2019 at 7:30PM at the Garabrant Center, 4 Wilson Street, Mendham, NJ.

Respectfully Submitted,

*Lisa Smith*

Lisa Smith  
Land Use Coordinator

APPROVED \_\_\_\_\_