

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE JULY 15, 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, 4 Wilson St., 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. Van Arsdale – Present
Ms. Reilly – Absent
Ms. Martin - Present
Mr. Maresca- Alternate I – Present
Ms. Shafran – Alternate II – Present

APPROVAL OF MINUTES:

Motion by Ms. Shafran, **seconded** by Ms. Martin and unanimously carried to approve the Minutes of **June 6, 2019**, as written.

The Vote:

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

ELECTION OF VICE CHAIR:

Election of Vice-Chair: Mr. Encin nominated Mr. Van Arsdale as Vice Chair, which was seconded by Mr. Maresca. There being no additional nominations, the nominations were closed.

Since there were no other nominations a single ballot can be cast and Mr. Van Arsdale was elected Vice Chair.

APPLICATIONS:

- **App.#14-19 (Lift Gate)**
E J Peters Co. Inc
15 West Main St. (Block 301 Lot 39)
Present for the Applicant: Edwin Peter

Mr. Peters summarized the goal and reasoning for wanting to install the lift gate at 15 West Main St. The parking area is meant for the store owners, employees, and tenants of the townhouses. He stated that there

are cars that don't belong are parked and left there. Ms. Shafran asked if the parking spots that were being discussed were the ones in front of the townhouses and near the retaining wall and Mr. Peter's confirmed. Ms. Shafran noted that there were no signs posted and felt that would be the first step. Mr. Peterson said that they tried that in a Bernardsville location and it didn't work. Mr. Zedalis made a statement at he is not recommending approval of the lift gate until other options have been exhausted because it is right on the Main St. and can be seen from the street. Ms. Shafran said that there are other public parking areas in town that have residents that park in them and there hasn't been an issue because they are posted. Ms. Martin said that when walking in town she noticed an abandoned vehicle behind Robinson's and she would rather see a lift gate than that, but she felt that signage should be the first step. Mr. Encin asked for clarification the location of the liftgate in relation to the street. Mr. Peterson said that it is approximately 50-60 feet back off the street. Mr. Van Arsdale asked if there was a problem with abandoned cars and Mr. Peterson said he was unsure. Mr. Van Arsdale said that there are issues with parking but they have been addressed with signs. Ms. Shafran said she has been to the coffee shop and has never seen the parking lot full. Mr. Zedalis suggested two options, vote now or postpone the vote and consult with the Police Department with regards to parking. If there is no issue the HPC will decide whether the liftgate is suitable for the historic district. Mr. Zedalis asked if the asked if Mr. Peterson would put up signs and Mr. Peterson said that the owners would put up signs but the signs don't work. Mr. Zedalis made the recommendation to try signs and he will contact the Mayor and the Police Department to see what their suggestions would be. This will be brought up at the next meeting to get it settled.

After discussion Mr. Zedalis made the recommendation to try signs and he will contact the Mayor and the Police Department to see what their suggestions would be. This will be brought up at the next meeting to get it settled.

- **App#20-19 (Demo/New Garage)**
Melinda Leonardelli
32 W. Main St (Block 1901 Lot 37)
Present for the Applicant: Melinda Leonardelli- Owner
Robert Scialla- Architect

Mr. Scialla summarized the application for the demolition of the existing garage and replacing with a new garage. Mr. Zedalis stated that he thinks it's a beautiful replacement. Mr. Van Arsdale asked if the shed behind the garage remain and Ms. Leonardelli said it would be removed. Mr. Encin said that this design is what the Commission looks for with it is keeping with the existing home and looks great. Mr. Van Arsdale asked if the footprint of the new building changed and Mr. Scialla said it does not.

Motion was made by Mr. Encin, **seconded** by Mr. Van Arsdale to approve the application as submitted. On a voice vote the motion carried.

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

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

The motion carried.

- **App#22-19 (Renovation with Roofing, Siding, Gutters, Trim, Windows/Shutters 2nd Floor Addition and New Front Porch)**

RamRem Family Trust

25 Hilltop Rd (Block 1901 Lot 3)

Present for the Applicant: Joe Misko- Applicant

Dan Encin – Architect

Mr. Encin recused himself.

Mr. Misko summarized why he submitted the application for the renovation of the RamRem property. Mr. Misko brought up wanting to add a shed to each property. The sheds are not on the application and Mr. Zedalis asked for a separate application be filed and since he explained the style and location, the application would be voted on electronically.

Mr. Encin summarized the plans and materials for the renovation, front porch and second story addition. Mr. Zedalis said it is a beautiful renovation. Ms. Martin asked if there were plans to do the renovation on the other side and Mr. Encin said that there wasn't. Mr. Van Arsdale said that it adds more interest the way it is drawn.

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

ROLL CALL: The result of the roll call was 5 to 0 as follows:

In favor: Mr. Van Arsdale, Ms. Martin, Mr. Zedalis, Mr. Maresca, Ms. Shafran

Opposed: None

Abstentions: None

The motion carried.

- **App#23-19 (Walkway, Handicap Ramp, Detached Garage, Move Exit Driveway, Relocate Parking Spot, Reconstruct New Attached Addition)**

Robert Bello

16 E. Main St. (Block 601 Lot 7)

Present for the Applicant: Mr. Bello

Mr. Bello summarized the application submitted for the walkway, handicap ramp, detached garage, moving of exit driveway, relocating parking spot and reconstruction of new attached addition. Mr. Zedalis asked if there will be any changes to the streetscape and Mr. Bello said that there would only be more landscaping. Ms. Shafran questioned the garage location would be back by the firehouse and Mr. Bello confirmed. Mr. Encin commented that a majority of the addition is not visible from the street but when the leaves are off the trees it can be seen. Mr. Encin said with regards to replacing the existing front windows he feels that they can be replaced with matching casement crank out windows, that will not change the look, as opposed to the larger ones on the plans.

Motion was made by Mr. Encin, **seconded** by Mr. Maresca 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. Encin, Mr. Van Arsdale, Ms. Martin, Mr. Zedalis, Mr. Maresca, Ms. Shafran
Opposed: None
Abstentions: None

The motion carried.

DISCUSSION:

- **John and Angela Czerecki – 1 Adams Place -Removal from Historic District**

Mr. and Mrs. Czerecki asked the Commission if their property at 1 Adams Pl. can be removed from the Historic District. They rent the property and they want to sell it. They were under contract to sell the property within the last 2 years and found out then that the house was in the Historic District and lost the sale. Mr. Zedalis gave a summary on the background of the Historic District. Mr. Zedalis has looked into the removal and found that it takes the same steps to remove as it did to be placed in the historic district. Mr. Zedalis said that he will speak the Mayor and the Commissions attorney regarding the removal.

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

Ms. Oram explained that she will be withdrawing her original application and submit another application and plans with a more Historic design.

ADJOURNMENT:

There being no additional business, Mr. Maresca made a motion to adjourn and Mr. Encin seconded. On a voice vote, all were in favor. Mr. Zedalis adjourned the meeting at 9:35PM.

The next meeting of the HPC will be held on Monday, August 19, 2019 at 7:30PM at the Garabrant Center, 4 Wilson Street, Mendham, NJ.

Respectfully Submitted,

Lisa Smith

Lisa Smith
Land Use Coordinator

APPROVED _____