

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE JULY 19, 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. Reilly – Absent
Ms. Shafran – Present
Mr. Maresca– Present
Mr. Tosso - Alternate I - Present
Ms. Rodrigues – Alternate II – Absent

APPROVAL OF MINUTES:

Mr. Van Arsdale asked for comments on the minutes of the regular meeting of June 21, 2021. There being no corrections, Mr. Encin made a motion to approve the minutes as written and Mr. Maresca seconded.

ROLL CALL

In Favor: Mr. Encin, Mr. Van Arsdale, and Mr. Maresca
Opposed:
Abstain: Mr. Tosso

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:

- a) **HPC#14-21**
Dantes
100 E. main St
Block 801 Lot 16
Present: Mr. Sarno, Applicant

Mr. Sarno summarized the application for an outdoor dining section at Dantes. Mr. Sarno explained that there were shrubs removed, the brick wall was opened up for handicap accessibility and large boulders were placed for safety. Mr. Sarno stated that all of the tables that were in the back will now be in the front. Mr. Van Arsdale asked if the work that has been done is all that is being done and Mr. Sarno stated that the work was complete. Mr. Van Arsdale asked if the intent was to also continue to use the back of the building also and Mr. Sarno stated the seating would only be in the front of the building. Mr. Tosso asked if the

tables would be left out and Mr. Sarno confirmed that they would be left out. Ms. Shafran asked if there will be any kind of covering and Mr. Sarno stated that there was no covering proposed.

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 5 to 0 as follows:

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

The motion carried.

HPC#15-21

Ross Bowser

37 W. Main St.

Block 301 Lot 79

Present: Mr. Bowser, Applicant

Ms. Bowser, Applicant

Mr. Bowser summarized the application for a deer fence to protect their perennial gardens. Mr. Bowser explained that there are plantings in front of where the proposed fencing would be placed. Mr. Bowser's intentions are to place the deer fencing run across the front of the property to the back of the property. Mr. Maresca asked what the deer fencing was made of and how high will it be. Mr. Bowser stated that the fencing will be consistent with the Borough Code. Mr. Maresca asked about the metal posts and Mr. Bowser explained that they would like to use black metal posts. Ms. Bowser stated that the color they pick would be best to blend with the plantings and make the fencing not visible from both sides. Mr. Maresca questioned whether the fencing color would also be black, and Mr. Bowser stated that they would like to use black vinyl clad wire fencing, again to make it less visible. Mr. Encin asked if the intention was to use the landscaping to hide the fencing and Ms. Bowser confirmed that currently you would see about 2' of the fence but as the landscaping grows, it will cover it. Mr. Van Arsdale asked what was being proposed for the gates. Mr. Bowser explained that they would be using the same material for the gate. Mr. Encin stated that the drive access gate would be visible, and Ms. Bowser stated that long term will be to change the gate to something decorative once the driveway is resurfaced. Mr. Encin suggested giving approval with the conditions that decorative masonry pillars and decorative gate be installed by December of 2022 and prior to closing the fence permit.

Motion was made by Ms. Shafran, **seconded** by Mr. Encin to approve the application with conditions that decorative masonry pillars and decorative gate be approved prior to closing permit.

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

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

The motion carried.

HPC#16-21

Grant Homes Mendham, LLC

6 E. Main St

Block 601 Lot 6

Present: Mr. Grant, Applicant

Mr. Grant summarized the application for the replacement of 2 awnings and adding a 3rd. The fabric will be the same on all 3 awnings.

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

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

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

The motion carried.

HPC #17-21

Paul Angelastro

13 Mountain Ave

Block 601 Lot 25

Present: Mr. Angelastro, Applicant

Mr. Angelastro summarized the application to replace the existing roof in kind. The rear roof that is not visible from the street failed and was replaced. Mr. Angelastro explained that he is proposing the replacement of the street view rooves in kind. Mr. Maresca asked if the same color shingles will be used, and Mr. Angelastro stated that the shingles will be the same color as the existing. Mr. Van Arsdale asked if the proposed shingles were also used on the roof that was already completed and Mr. Angelastro stated that the same shingles were used. Mr. Angelastro explained that a white membrane would be used on the flat roof that is on top of the mansard. Mr. Maresca asked if the gutters will be replaced in kind. Mr. Angelastro stated that the gutters will be replaced in kind and there are portions of the molding with a PVC molding that is the same style. Mr. Van Arsdale asked if the same shingles will be used on the porch roof. Mr. Angelastro states that the same shingles will be used. Mr. Encin suggested using continual layer of ice and water shield under the shingles on the lower porch roof area over the front door. Mr. Maresca asked if the existing shingles will be removed, and Mr. Angelastro stated that they would be. Mr. Van Arsdale asked if this application was the entire scope of what was planned, and Mr. Angelastro explained that the proposed was all for now.

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

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

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

The motion carried.

HPC#18-21

Nathan Werner & Cara Clemente Werner

1 Adams Pl

Block 602 Lot 18

Present: Mr. Werner, Applicant
 Ms. Werner, Applicant
 Mr. Cronheim, Esq.
 Ms. Young, Architect

Mr. Cronheim asked Ms. Young to describe the proposed project. Ms. Young summarized the application for making the existing 1 story home and make it a 2 story. Mr. Maresca asked for a materials list that was not provided. Ms. Young stated that they proposed cedar impression 4" siding and Anderson 400 windows. Mr. Encin stated that vinyl siding is not on the approved materials list. The norm is a 6-7" Hardi Plank and the windows would need to be simulated divided light at least on the facade side of the house, not the one over one. Mr. Encin also stated that the kind and type of material shutters that are being used would need to be listed on the plans. Mr. Van Arsdale asked if the front stoop will be repurposed, and Ms. Young stated that due to variance requirements they will be staying with the repurposing the front stoop. Mr. Cronheim stated the existing house is not historic and that the applicant's proposed improvements are more in compliance with the goals of the Historic Preservation Commission.

Ms. Shafran asked about the garage on the property and Ms. Werner stated that the garage was in disrepair and the garage door and windows needed to be replaced in order to secure the building. Mr. Maresca asked if there was anything else being done to the garage and Ms. Werner stated that there were lights added but there was nothing done to the structure. Mr. Maresca asked if there was anything going to be done with the driveway, walkway, stairs, and fencing. Ms. Werner stated that there will be nothing done at this time but would like to make the walkway and stairs handy car accessible in the future.

Application tabled to the August meeting. Applicant to send revised plan to include 1/4" scale of front elevation with a detailed materials list to include the shutters, siding, etc.

Mr. Tosso excused himself at 9:30pm

DISCUSSION/MISCELLANEOUS

a) Suggested Materials List

Mr. Van Arsdale asked for a Motion to approve the suggested materials list. **Motion** was made by Ms. Shafran, **seconded** by Mr. Maresca to approve.

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

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

The motion carried.

b) HPC Letter

- a. Mr. Henry summarized the reasoning for the letter composed by the HPC to send to residents explaining what construction items need to come before the HPC for approvals. Mr. Henry suggested some changes that were acceptable to the Commission. Mr. Henry suggested periodically putting something in the newsletter and on the website.

c) Main Street Corridor Design Review Committee- Tabled to September Meeting

d) **HPC Rules and Regulations-** Tabled to September Meeting

ADJOURNMENT:

There being no additional business, Mr. Encin 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 9:55PM.

The next meeting of the HPC will be held on Monday, August 16, 2021 at 7:30PM at the Garabrant Center, 4 Wilson Street, Mendham, NJ.

Respectfully Submitted,

Lisa Smith

Lisa Smith
Land Use Coordinator