

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE SEPTEMBER 20, 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 – Absent
Mr. Van Arsdale – Present
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 July 19, 2021. There being no corrections, Mr. Maresca made a motion to approve the minutes as written and Ms. Shafran seconded.

ROLL CALL

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

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#18-21
Nathan Werner & Cara Clemente Werner
1 Adams Pl
Block 602 Lot 18
Present: Mr. Werner, Applicant
Ms. Werner, Applicant
Ms. Young, Architect

Mr. Van Arsdale explained that the Commission had requested additional information at the last meeting and asked Ms. Young to summarize the additional information. Ms. Young explained the larger scale front elevation that was submitted. Ms. Young explained the additional trim molding on the gable ends and the trim on top of the stone was added. Ms. Young stated that the Commission requested that the windows be 2 over 1 but the applicants would like to install 1 over 1 windows. Ms. Young explained that this is a hybrid

case based on the fact that 1 Adams Pl. is only property that is in the Historic District that is not along the main strip.

Mr. Van Arsdale stated that the property is on the fringe of the Historic District and walking through the neighborhood noticed that there is another property on that same street that looks similar to what is being proposed. Mr. Van Arsdale explained that the Commission would like the 2 over 1 windows considered for at least the street facing windows. Ms. Werner stated that she would prefer the more clean, unimpeded view of the 1 over 1 windows. Ms. Werner also stated that if the type of windows would hold up the application, they would change them if necessary. Ms. Young stated that if the 2 over 1 windows were done in only the street facing windows there would be different types of windows in the same room and wouldn't fit with the design and look inconsistent. Ms. Shafran stated that her opinion is that the 1 over 1 windows look clean and like the way they look. Mr. Tosso agrees with Ms. Shafran's comments and feels it will be a benefit to the Historic District.

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 4 to 0 as follows:

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

The motion carried.

HPC #19-21

Mr. & Mrs. David Wolfmeyer

75 West Main St

Block 201 Lot 25

Present: Mr. Wolfmeyer, Applicant

Ms. Wolfmeyer, Applicant

Mr. Scialla, Architect

Mr. Scialla summarized the application for the removal of the existing one car garage and the constructing of a two-car garage to take its place. Mr. Van Arsdale questioned whether the roof will match the house. Mr. Scialla stated that the roof on the garage would be different from the one on the house at this point, but the Wolfmeyer's would be replacing the roof on the house to match the one on the garage. Mr. Van Arsdale asked what the color would be, and Mr. Scialla stated that it would be a dark gray. Ms. Shafran asked what the color of the Hardie Plank would be, and Mr. Scialla stated that they are looking to use an off-white color. Mr. Tosso asked what color the scallop at the gable would be, and Mr. Scialla stated that they would be the same color as the garage. Mr. Maresca asked if the garage doors are going to be wood or metal and Mr. Scialla stated that design is that in the plans, but a manufacturer has not been chosen. Mr. Van Arsdale asked for more information on the garage door materials list. Mr. Scialla stated that he will supply a materials list for the garage door. Ms. Shafran asked if there is a difference in height between the existing and proposed garage. Mr. Scialla explained that the new garage is 17.4' and is taller than the existing garage but is acceptable by Zoning.

Mr. Van Arsdale stated that more detail on the garage door is needed and would like to know the plan on the roofing material on the garage matching the roofing material on the house. Ms. Shafran stated that the roof on the garage will be higher and not seen as much and material that is being proposed is better. Mr. Van Arsdale would like some assurance that the material used on the garage would be the same on the house at some point. Mr. Scialla stated that the applicant would want it that way also at some point. Ms. Wolfmeyer stated that for budgetary reasons it would have to wait but would be done.

Application tabled to the November meeting. Applicant to send revised plans to include garage door material list.

DISCUSSION/MISCELLANEOUS

Mr. Van Arsdale announced that Ms. Reilly has resigned from the Historic Preservation Commission.

- a) **Main Street Corridor Design Review Committee-** Tabled to October Meeting
- b) **HPC Rules and Regulations-** Tabled to October Meeting

ADJOURNMENT:

There being no additional business, Ms. Shafran made a motion to adjourn, and Mr. Maresca seconded. On a voice vote, all were in favor. Mr. Van Arsdale adjourned the meeting at 8:50PM.

The next meeting of the HPC will be held on Monday, October 18, 2021 at 7:30PM at the Garabrant Center, 4 Wilson Street, Mendham, NJ.

Respectfully Submitted,

Lisa Smith

Lisa Smith
Land Use Coordinator