

**BOROUGH OF MENDHAM  
HISTORIC PRESERVATION COMMISSION  
MINUTES OF THE OCTOBER 20, 2025  
REGULAR MEETING**

**CALL TO ORDER/FLAG SALUTE:**

The regular meeting of the Historic Preservation Commission was called to order at 7:30 PM and the open public meetings statement was read into the record.

**ATTENDANCE:**

Mr. Encin – Present  
Mr. Tosso – Absent  
Ms. Shafran – Present  
Ms. Rodrigues – Present

Mr. Van Arsdale – Present  
Mr. Mullany - Alternate #1: – Present – 7:35pm  
Ms. Cass - Alternate #2: - Present

**MINUTES:**

Mr. Van Arsdale asked for comments on the minutes of the regular meeting of August 18, 2025. Mr. Van Arsdale noted that he opposed the Komodikis application. Ms. Shafran made a motion to approve the minutes as revised, and Mr. Van Arsdale seconded.

Roll Call: The result of the roll call was 2 to 0 as follows:

In favor: Ms. Shafran and Mr. Van Arsdale  
Opposed: None  
Abstention: Mr. Encin, Ms. Rodrigues, and Ms. Cass

**PUBLIC COMMENT:**

Mr. 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:**

**17-25 Patrick & Shelby Klebaur**

**79 West Main St**

**Blk 201 Lot 23**

**Present: Mr. Klebaur – Applicant**

Mr. Klebaur discussed the structural and aesthetic details of a new garage at a property owned since 2020. The garage will be built on a wooden floor. The exterior will feature LP SmartSide siding, matching the house's linen color, and a carriage-style door to blend with the historic appearance. The garage's size is limited by the septic system.

Mr. Van Arsdale inquires about parking arrangements, and Mr. Klebaur confirms that only one car is parked in the garage, along with a lawnmower, bikes, and other storage items.

Mr. Encin explains that the building with a wood floor cannot be used for long-term parking due to its structural issues, including the use of regular plywood instead of pressure-treated plywood.

Mr. Klebauer expresses concern about the structural integrity of the building, noting that it can only be used for short-term parking, such as during snowy weather.

Mr. Encin elaborates on the structural issues, including the use of non-pressure-treated materials that will rot quickly if used for long-term parking.

Mr. Van Arsdale asks about the flexibility of the prefab structure plans, and Mr. Klebauer confirms that modifications to the appearance are possible.

Mr. Encin discusses the use of LP SmartSide siding, which matches the house's color and trim, and the possibility of upgrading the door to a carriage house style.

Mr. Encin explains the benefits of using LP SmartSide siding, which looks nicer than T1-11 siding and is more consistent with the appearance of a barn or shed.

Mr. Van Arsdale and Mr. Encin discuss the potential for horizontal siding, but Mr. Encin suggests that vertical siding would look better on the small structure.

Mr. Van Arsdale inquires about the driveway and turnaround, and Mr. Klebauer confirms that the driveway opens up at the end.

Mr. Klebauer mentions that the septic system placement limited the size of the garage structure, and Mr. Van Arsdale confirms that the plans include T1-11 siding.

Mr. Encin discusses the importance of matching the garage door to the house's color and style, suggesting a carriage house-style door with glass panels.

Mr. Klebauer agrees to reach out to the prefab structure manufacturer to explore door options and ensure they meet the approval criteria.

Mr. Mullany and Ms. Shafran discuss the relative height of the garage door and its impact on the structure's appearance, noting that a higher door with a window would add character.

Mr. Encin mentions that the most common manufacturer for carriage house-style doors is Clopay, and suggests starting with their options.

Mr. Klebauer agrees to forward the door specifications to the group for approval, ensuring that the door matches the house's color and style.

Ms. Rodrigues inquires about the flooring material, and Mr. Encin confirms that gravel is used before the board is laid down.

Mr. Van Arsdale asks about the preferred design for the garage door, and Mr. Encin suggests any design within the coachman collection, including solid panels or glass panels.

Ms. Shafran and Ms. Rodrigues discuss the importance of matching the door's color to the house's trim, and Mr. Klebauer thanks the group for their input and adjourns the meeting.

After the discussion, the applicant was asked to submit pictures of the type of garage door to be used, and the Board would vote on the application electronically.

**ADJOURNMENT:**

There being no additional business, Ms. Shafran made a motion to adjourn, and Mr. Mullany seconded. On a voice vote, all were in favor. adjourned the meeting at 7:50 PM.

Respectfully Submitted,

*Lisa J. Smith*

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Land Use Coordinator