

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE NOVEMBER 17, 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
Shafran – Absent
Ms. Rodrigues – Present @7:45PM

Mr. Van Arsdale – Present
Mr. Mullany - Alternate #1: – Present Ms.
Ms. Cass - Alternate #2: - Absent

MINUTES:

Mr. Van Arsdale asked for comments on the minutes of the regular meeting of October 20, 2025. Mr. Mullany made a motion to approve the minutes as written, and Mr. Van Arsdale seconded.

Roll Call:

In favor: Mr. Encin, Mr. Van Arsdale, and Mr. Mullany
Opposed: None
Abstention:

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:

**18-25 Sparrow House – Sign
6 Hilltop Rd. Unit 1
Blk 1501 Lot 41
Present: Ms. Adam – Applicant**

Ms. Adam explained that she had received previous approval for signs for her business and is now seeking approval for a proposed sign that will be out by the road.

Discussion on Signage Design

Mr. Van Arsdale noted that the proposed sign does not match the other signs in terms of material and design. Mr. Mullany discussed the visibility and aesthetic appeal of the sign and preferred a more natural appearance. Mr. Van Arsdale noted the font and color consistency of the sign, noting that the rustic appearance stands out from the other signs.

Mr. Encin suggested changes to the sign, including the use of a solid background color and black edging.

Mr. Van Arsdale proposes the condition of approval: a solid background color and black edging.

Motion was made by Mr. Mullany, seconded by Mr. Encin, to approve the application with the following condition(s):

1. Sign will have a solid background color with black edgings.

Roll Call:

In favor: Mr. Encin, Mr. Van Arsdale, and Mr. Mullany
Opposed: None
Abstentions: None

The motion carried.

**19-25 Misko-Amended Application
25 Hilltop Rd
Blk 1901 Lot 4
Present: Mr. Misko- Applicant**

Mr. Misko explained that he was amending prior approvals to combine portions of 3 different approvals.

Discussion focused on design changes to a historic house project.

Key changes: window configurations, porch/column dimensions, and floor plan adjustments.

Consensus reached on window sizes, porch columns, and rear elevation modifications.

Cost and practicality of window choices discussed, with \$6,000+ in potential savings identified.

Window and Elevation Design Changes

Proposed change: single window to double windows on the second-floor front elevation.

Window options: Anderson or Lincoln simulated divided light windows are considered.

Historic accuracy and aesthetics are prioritized in window selection and placement.

Rear elevation: porch roof modifications discussed for final design.

Floor Plan, Site Layout, and Porch Adjustments

Added rear door for direct access from parking (25-30 feet walk) under pine trees.

Revised floor plan: entry through family room, not kitchen; kitchen and pantry relocated; pantry added. Stairs reoriented; family room and kitchen on first floor; porch provides outdoor space.

Elevation changes: added double windows, laundry, bathroom, garage, and entry adjustments.

Rear elevation revision: removed one side porch; north side faces cross street.

Left and right-side elevations updated: windows, small roof, double window in rear.

Right elevation: porch added in the second meeting, dormer restored.

Left side: window shifted for double dining room window, small roof extended, basement windows changed to double home windows.

Garage doors proposed change: from two separate doors to one 16-foot door.

Window configurations adjusted; double sash locks planned for large windows due to modern mechanisms. Double sash locks planned for windows; egress compliance required.

Window size changes impact cost: reducing to 2-8 saves \$400 per window; 15 windows = \$6,000 savings.

Column size clarified: 10-inch and 12-inch options discussed; 12-inch square tapered round composite column with custom cap specified.

Rear elevation: proposal to widen stoop and match columns; garage not included in application. Landscaping and planting to be prioritized on back and side of house for visual consistency.

Window size changes discussed; main concern is impact on architectural look and cost savings.

All windows remain consistent in width (three lights wide); egress window already included. Roof installation completed in one day by four workers; 58 squares, over 200 feet of hip and ridge installed.

Siding to use updated hardy plank; no objections as long as appearance is consistent.

Board approved application with one condition regarding columns; further minor changes require new application or electronic approval.

Motion was made by Mr. Mullany, seconded by Mr. Encin, to approve the application with the following condition(s):

1. The column size for the rear elevation will be 12 inches to match the front elevation.

Roll Call:

In favor: Mr. Encin, Ms. Rodrigues, Mr. Van Arsdale, and Mr. Mullany

Opposed: None

Abstentions: None

The motion carried.

ADJOURNMENT:

There being no additional business, Ms. Rodrigues made a motion to adjourn, and Mr. Mullany seconded. On a voice vote, all were in favor. adjourned the meeting at 8:28 PM.

Respectfully Submitted,
Lisa J. Smith
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Land Use Coordinator