

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE FEBRUARY 19, 2025
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. Tosso – Present

Ms. Shafran – Absent

Ms. Rodrigues – Present

Mr. Van Arsdale – Present

Mr. Mullany - Alternate #1: – Present

Ms. Cass - Alternate #2: - Present @7:33pm

MINUTES:

Mr. Van Arsdale asked for comments on the minutes of the regular meeting of January 22, 2025. Mr. Encin noted that at the bottom of page 7, HD2 should be HDZ. There being no further corrections, Mr. Mullany made a motion to approve the minutes as revised and Mr. Tosso seconded.

Roll Call: The result of the roll call was 5 to 0 as follows:

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

Opposed: None

Abstention: 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:

02-25 Jacqueline Ceresnik

6 Hilltop Rd.

Blk 1501 Lot 41

Present: Ms. Ceresnik – Applicant

Mr. Tosso recused himself

Ms. Ceresnik summarized her application for two signs to be installed at 6 Hilltop Rd. Ms. Ceresnik explained that the street sign will be lavender and the company that is making the sign has made signs for previous tenants and will be doing an overlay on the existing sign.

Ms. Ceresnik noted that the storefront sign will be the logo in black and white. Mr. Van Arsdale asked if there were 2 signs being installed, one on the front of the building and one on the common sign that has the businesses listed. Ms. Ceresnik confirmed that was correct. Ms. Rodrigues asked where the street sign is going and Ms. Ceresnik stated that it would be above the astrologer sign. Ms. Cass asked if the website address that is on the sign can be replaced with a number. Ms. Ceresnik noted that there are other stores with the same name. Ms. Cass suggested adding Mendham. Mr. Mullany stated that he believes the massage therapist has a .com on their sign. Mr. Encin suggested centering the .com under the diamond in the rough. Ms. Ceresnik agreed to center the .com. Mr. Van Arsdale asked if the color on the application was accurate, and Ms. Ceresnik stated that it was. Mr. Van Arsdale asked if the storefront sign would be square. Ms. Ceresnik stated that the sign would be oval on existing wood.

Motion was made by Mr. Encin, seconded by Mr. Mullany, to approve the application with the following conditions:

1. Shift the .com to be centered or remove the .com on the left side of the sign.

Roll Call: The result of the roll call was 5 to 0 as follows:

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

The motion carried.

**03-25 Wilkinson
10 Prospect St
Blk 1901 Lot 9**

Present: Mr. & Mrs. Wilkinson - Applicant

Mr. Wilkinson summarized the application to add a sitting room, bedroom and bathroom to the existing first floor. Mr. Wilkinson noted that the exterior will match the existing. Mr. Van Arsdale asked if the current siding was cedar. Mr. Wilkinson stated that is what he was told it was. Mr. Mullany asked if there were any trees being removed. Mr. Wilkinson stated that the trees should be able to remain. Ms. Wilkinson stated that it is their intent to keep the trees. Mr. Van Arsdale asked if the split doors underneath the bump out on the back of the house would be removed. Ms. Wilkinson stated that the double door will be replaced with a single door to make room for the refrigerator. Mr. Van Arsdale asked if any of the windows at the back of the house would be disturbed. Ms. Wilkinson stated that the windows in the back

would not be disturbed. Ms. Wilkinson stated that the double door previously mentioned will in fact be removed.

Mr. Encin noted that the existing windows are simulated divided light and in the plan it says Anderson 400 double hung windows. Mr. Encin would like a condition to clarify that the windows being replaced would be simulated divided light to match the existing windows. Mr. Wilkinson agreed to the condition. Mr. Van Arsdale asked if 3 windows were being added. Mr. Encin explained that there are 6 windows being replaced. Ms. Rodrigues asked if the shutters would match the existing. Mr. Encin noted that it's noted on the plan that cedar shutters will match the existing.

Ms. Cass stated what is being proposed makes the house look consistent with the neighborhood. Mr. Encin noted that what is being proposed and the materials that will be used will make it look like it was an existing addition.

Motion was made by Mr. Encin, seconded by Mr. Mullany, to approve the application with the following conditions:

1. Anderson 400 series windows with Simulated Divided Light (SDL) to be used in all areas of new construction

Roll Call: The result of the roll call was 6 to 0 as follows:

In favor: Mr. Encin, Mr. Tosso, Ms. Rodrigues, Mr. Van Arsdale, Mr. Mullany, and Ms. Cass
Opposed: None
Abstentions: None

The motion carried.

ADJOURNMENT:

There being no additional business, Mr. Van Arsdale made a motion to adjourn, and Ms. Cass seconded. On a voice vote, all were in favor. adjourned the meeting at 8:05 PM.

Respectfully Submitted,
Lisa J. Smith
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Land Use Coordinator