

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE FEBRUARY 22, 2022
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. Maresca – Absent
Ms. Shafran – Present
Ms. Rodrigues - Absent

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

MINUTES:

Chairman Van Arsdale noted that at the bottom of page 8 the word tow should be changed to two.

Motion by Ms. Shafran, seconded by Mr. Tosso and unanimously carried by voice vote to adopt the Minutes of January 17, 2022 meeting as revised.

Roll Call: The result of the roll call was 4 to 0 as follows:

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

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 #02-22
Sean O'Dowd
36 West Main St
Block 1901 Lot 39
Present : Mr. O'Dowd - Applicant

Mr. O'Dowd summarized his application to replace windows on the second and third floor of their home. Mr. Van Arsdale asked if the 5 windows on the front of the house were going to be replaced. Mr. O'Dowd stated that they only focusing on floors that have bedrooms but will eventually. Mr. Encin asked if the proposed windows were going to be a replacement type unit. Mr. O'Dowd stated that they will be the same grids and simulated divided light glass. Mr. Van Arsdale asked if the light cuts would match window for window since there are some 1 over 6 and 6 over 6. Mr. O'Dowd stated that they would be replaced like for like. Ms. Shafran stated that the application was straight forward. Mr. Encin stated that the windows that were in the plan are consistent with what the Commission normally approves. Mr. Tosso stated that it looks like a great plan.

Motion was made by Mr. Shafran, seconded by Mr. Encin to approve the application as submitted.

Roll Call: The result of the roll call was 4 to 0 as follows:

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

The motion carried.

b)HPC #03-22
Kathryn Ortiz
53 East Main St
Block 1501 Lot 24
Present : Ms. Ortiz- Applicant

Mr. Van Arsdale explained that Ms. Ortiz was in front of the Commission previously to discuss the application while it was in the planning stage and the plans presented a good detailed application. Ms. Ortiz summarized her application to expand a 1 story 1 car garage to a 2 story 2 car garage. Ms. Ortiz explained that the only thing that is not finalized is the materials for the roof. Mr. Van Arsdale asked about the metal seamed roof that was discussed previously. Ms. Ortiz stated that they wanted to do the whole roof with metal seam, but it is costly and may only do the front awning area. Mr. Van Arsdale stated that according to the plans there would be asphalt shingles on the main roof and metal on the smaller roofs. Mr. Encin stated that the design is nice and with the trim spec it will be a nice-looking structure. Mr. Encin explained that the metal roof is typically double the price of asphalt shingles and it would be nice to do metal on the lower skirt roof. Mr. Encin stated that on the materials list, the windows being used say Anderson 400 series but at least on the façade of the garage the windows would need to be simulated divided light and the garage door states as shown but clarification on the manufacturer would be needed. Ms. Ortiz chose 3 designs of doors, and these were made as conditions of approval. Mr. Van Arsdale explained that if a door, other than the ones submitted to the HPC is chosen, Ms. Ortiz would have to come back for approval.

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

1. One of the following choices to be used for the garage door.
 - a. Cloplay Canyon Ridge Carriage House: Door Design 12, Top Design 12
 - b. Cloplay Coachman Door Design 32, Top Design 12
 - c. General Door Corp Lancaster 4 panel
2. Windows on front of garage must be Simulated Divided Light.

Roll Call: The result of the roll call was 4 to 0 as follows:

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

The motion carried.

c)HPC #04-22
Gail Freilich & Steven Kurtz
27 Orchard St.
Block 703 Lot 11

Present : Ms. Freilich & Mr. Kurtz– Applicants

Mr. Kurtz summarized the application for replacing and enlarging 2 windows that are in the kitchen with Anderson 400 series with 3 panels at the top that match the rest of the house.

Motion was made by Mr. Encin, seconded by Ms. Shafran to approve the application as submitted.

Roll Call: The result of the roll call was 4 to 0 as follows:

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

The motion carried.

DISCUSSION/MISCELLANEOUS:

Mr. Encin wanted to discuss 21 East Main Street that has been sitting empty. Mr. Encin stated that a couple purchased the 2 buildings and decided to turn the front building into their residence and the back building will be a chocolate shop. Mr. Encin explained that the new owners came to him wanting to make modifications to the inside of the structure and provided the owners with a proposal for interior renovations only Mr. Encin informed the owners that the building was in the Historic Zone and approval would be needed if anything is changed on the outside of the building. Mr. Encin stated that when driving by, he noticed that windows were installed after he had explained that HPC approval was needed and called the owner who said he didn't know the windows were installed. Mr. Van Arsdale questioned why no one from the town has done anything about this. Mr. Encin stated that there is no permit needed for interior work or window replacement on residential buildings. Ms. Shafran suggested contacting the realtors so that when selling a house in the Historic District to let the new owners know.

ADJOURNMENT:

There being no additional business, Mr. Tosso made a motion to adjourn, and Ms. Shafran seconded. On a voice vote, all were in favor. Mr. Van Arsdale adjourned the meeting at 8:40 PM.

The next meeting of the Historic Preservation Commission will be held on Tuesday, March 21, 2022 at 7:30PM at the Garabrant Center, 4 Wilson Street, Mendham, NJ.

Respectfully Submitted,

Lisa J. Smith

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Land Use Coordinator