

**BOROUGH OF MENDHAM  
HISTORIC PRESERVATION COMMISSION  
MINUTES OF THE APRIL 18, 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 – Present  
Ms. Shafran – Present  
Ms. Rodrigues - Present

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

**MINUTES:**

Mr. Van Arsdale asked for comments on the minutes of the regular meeting of February 22, 2022. There being no corrections, Ms. Shafran made a motion to approve the minutes as written and Mr. Van Arsdale seconded.

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: Ms. Rodrigues, Mr. Maresca, and Mr. Mullany

**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 #06-22  
Tyler Masterson  
5 New St  
Block 1903 Lot 13  
Present : Mr. Tyler Masterson – Applicant  
Mr. Dan Masterson - Contractor

Mr. Dan Masterson informed the Commission that he tested positive for Covid the day before and that is why he was wearing a mask.

Mr. Dan Masterson summarized the application for the addition being proposed. Mr. Van Arsdale asked for clarification on the type of siding being used and where. Mr. Dan Masterson stated that in the plans there is a break in first floor to the second-floor transition. This was done to stay away from the long straight look which is why they also decided to put a small roof around the first floor of the house to break the line up. Mr. Dan Masterson stated that they will be using Anderson 400 series windows. Mr. Encin questioned if the existing windows in the front are divided light windows. Mr. Dan Masterson stated that they are not, they are open pane. Mr. Encin stated that in the architect's plan for the front elevation the second story piece doesn't show a

window, and in the sketch, it shows a window. Mr. Dan Masterson stated that there will not be a window to the front. Mr. Tyler Masterson stated that the sketches in the application were preliminary, and the actual architectural plans are the ones to go by. Mr. Encin stated that on the architectural plans it shows a rectangular high sash front window and would like to know if the window can be placed there that is more consistent. Mr. Dan Masterson stated that there is a window on the first floor that will be a double hung. Ms. Shafran questioned if the one on the plan is the proposed window. Mr. Dan Masterson stated that the front window has to be changed on the plan to be a standard double hung window. Mr. Encin stated that the eave overhang of the dormer shows to be 2 feet and suggests that it be cut back to keep with the overhangs of the other rooves of the house. Mr. Dan Masterson agreed to downsize the dormer. Ms. Rodrigues asked if the chimney would continue up the building and Mr. Dan Masterson stated that it would and will match the brick. Ms. Rodrigues asked if the plan was to keep the house the same color and Mr. Tyler Masterson stated that it would be the same color. Mr. Maresca asked if there were plans to change the front door. Mr. Dan Masterson stated that it was new and was part of a previous application. Mr. Van Arsdale noted that there are shutters on the back of the house and on either side toward the back of the house. Mr. Dan Masterson stated that there will be no shutters and will be removed from the plan. Ms. Shafran asked if the windows will be consistent because some show divided light. Mr. Dan Masterson stated that the windows will be consistent and not have divided light. Mr. Dan Masterson stated that he will supply a revised version of the plans.

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

- 1) Change the plans to reflect a double hung window in place of the rectangular high sash window on the ground floor of the front of the house with no light cuts to match the existing windows.
- 2) Down scale the dormer to a few inches smaller than the existing eave overhangs of the other rooves on the house.
- 3) No shutters. The shutters will be removed from the plan.
- 4) Siding will be shakes on second floor and vertical siding on first floor on the addition and will be shown on the plan.
- 5) Chimney will be extended and will match existing brick.

Roll Call: The result of the roll call was 7 to 0 as follows:

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

Opposed: None

Abstentions: None

**The motion carried.**

HPC #07-22

The Bees Knees

15 West Main St

Block 301 Lot 39

Present : Ms. Walker- Applicant

Ms. Walker summarized her application for a sign at the boutique at 15 West Main St. Ms. Walker stated that the sign that is proposed is consistent with the one that was previously there for Doug's Florist. Mr. Encin asked if the letters were carved into the sign and Ms. Walker stated that they were not and that the sign was flat.

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 7 to 0 as follows:

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

**The motion carried.**

HPC #08-22  
Mr. & Ms. Pittenger  
68 East Main St.  
Block 801 Lot 29  
Present : Ms. Pittenger & Mr. Pittenger – Applicants  
Mr. Encin – Architect

Mr. Encin recused

Ms. Pittenger explained the reasoning for the proposed improvements. Mr. Encin described the proposed improvements to the property at 68 East Main St which is to gain more closet space and to do cosmetic adjustments to the façade of the house to give it a more of a colonial revival as opposed to a barn look. Mr. Van Arsdale asked if the bay window will be changed, and Mr. Encin stated that they will only be removing the trim and repaneling. Mr. Van Arsdale asked if there were any proposed changes to the chimney and Mr. Encin stated that there were no changes necessary. Mr. Van Arsdale stated that there are a number on subtle changes that add up to a nice package. Mr. Tosso asked if there were hinges on the shutters and Mr. Encin stated that there were no hinges but will have painted composite to match the existing.

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

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

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

**The motion carried.**

**DISCUSSION/MISCELLANEOUS:**

Ms. Shafran wanted to discuss the protocol regarding Covid. Ms. Rodrigues stated that the rule is to quarantine if tested positive. Ms. Shafran asked that something be written stating that if you test positive, arrangements need to be made and if someone comes to a meeting that has tested positive, they will be asked to leave. Mr. Van Arsdale stated that he felt the applicant was concerned about being able to get the application heard and not have to wait another month but that is not an excuse and going forward will try to be more careful.

Mr. VanArsdale asked if there were any permits for the construction being done at 21 East Main Street. Ms. Smith state that when checking with the construction department found that there were no permits taken out at that point. Ms. Smith stated that the owner of the property came to the office, and she explained to him that any work being done to the outside of the house needs HPC approval. Mr. Encin has concerns, not from a visual standpoint but from safety standpoint. Mr. Encin explained that a majority of the work that was designed for that project was an internal renovation which involves 2 large steel beams to open up the floor plan. Mr. Encin stated that if they didn't get a building permit, he is unsure what the owner is doing, but if they do the renovations wrong, the whole building will come down.

Mr. Van Arsdale noted that the trees that were part of the Elkins application approval conditions are dying.

**ADJOURNMENT:**

There being no additional business, Mr. Maresca made a motion to adjourn, and Mr. Encin seconded. On a voice vote, all were in favor. Mr. Van Arsdale adjourned the meeting at 8:55 PM.

The next meeting of the Historic Preservation Commission will be held on Monday, May 16, 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