

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE JUNE 17, 2024
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 – Absent

Ms. Shafran – Present

Ms. Rodrigues – Absent

Mr. Van Arsdale – Present

Mr. Mullany - Alternate #1: – Present

Alternate #2: - VACANT

MINUTES:

Mr. Van Arsdale asked for comments on the minutes of the regular meeting of April 15, 2024. There being none, Ms. Shafran made a motion to approve the minutes as written and Mr. Encin seconded.

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

In favor: Mr. Encin and Ms. Shafran

Opposed: None

Abstentions: Mr. Van Arsdale and Mr. Mullany

MINUTES:

Mr. Van Arsdale asked for comments on the minutes of the regular meeting of May 22, 2024. There being none, Mr. Mullany made a motion to approve the minutes as written and Ms. Shafran seconded.

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

In favor: Ms. Shafran, and Mr. Mullany

Opposed: None

Abstentions: Mr. Encin and Mr. Van Arsdale

Approval of minutes of the regular meeting of April 15, 2024, was tabled due to lack of eligible members to vote.

PUBLIC COMMENT:

Ms. Shafran 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:

16-24 Aryan @Mendham DbA Dunkin
25 East Main St
Blk 1501 Lot 11
Present: Dwar Patel - Applicant

Mr. Patel summarized his application to install 2 bench tables and a bike rack. Mr. Patel explained that the bike rack is necessary because the kids are leaving their bikes on the sidewalk, which is a tripping hazard and, in the grass, where it is damaging the landscaping. Mr. Patel proposed placing the bike rack near the side entrance. Mr. Patel proposed placing the two bench tables that can be moved on the left side that is covered. Mr. Van Arsdale asked where the tables and bike rack were going to be placed and Mr. Patel explained the locations. Mr. Mullany noted that garbage cans would need to be placed in the area of the tables so that there is no litter. Mr. Patel agreed. Mr. Van Arsdale asked if the area where the tables would be hardscaped. Mr. Patel stated that there would be bluestone. Mr. Mullany asked if the door would be able to open where the bike rack is proposed. Mr. Patel stated that it would be able to open.

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

1. 2 tables in the Bluestone area.
2. 1 bike rack near the side door.
3. Trees back on plan on Dunkin side.

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

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

The motion carried.

20-24 23 East Main LLC
23 East Main Street
Blk 1501 Lot 10
Present: Mr. Lia – Applicant
Mr. Encin – Architect

Mr. Encin recused himself.

Mr. Lia explained that the property that was purchased at 23 East Main St. was in disrepair and would like to demo the house and make the improvements included in the application. Mr. Encin summarized the existing and proposed improvements to the building. Mr. Encin explained that the existing structure outlined in red was constructed in the 1900s and there are at least 3 additions and renovations that have been done since. Mr. Encin explained that the existing foundation is sinking, and the building is a potential hazard which is why the applicant is requesting permission to demo the existing building and recreate the original footprint but pushed back. Mr. Mullany asked if the chimney was original, and Mr. Encin stated that it was an add on. Mr. Mullany asked how deep the foundation was and Mr. Encin stated that it was a crawl space. Mr. Encin explained that the property is narrow and will need variances. Mr. Mullany asked if tree removal was proposed. Mr. Encin stated that there will be trees left and will not be clear cut. Mr. Encin stated that the front façade will be consistent with what is there, and the remainder of the building will be towards the back of the property due to how narrow the property is. Mr. Mullany asked if the columns would be square or round. Mr. Encin stated that they will be square with a painted finish. Mr. Mullany asked if it would look congested with all the windows. Mr. Encin stated that the number and size of windows is consistent with the era. Mr. Encin stated that the middle portion will have a porch which will make it look like 3 structures. Mr. Van Arsdale asked if the entrance to all of the residential spaces would be on the west side. Mr. Encin stated that it would be. Mr. Mullany stated that he likes the way the building looks broken up. Mr. Encin explained sheet A2 which is the floor plan that shows when you enter you either go to a stairwell or hallway. Mr. Mullany asked if the AC units will be in front of the windows in the back and if so, they won't be able to be concealed. Mr. Encin stated that there will be fence screening. Mr. Van Arsdale asked if it would need to be a full demo and reconstruction. Mr. Encin explained that there is no other way because of the compromised foundation. Mr. Mullany asked if the only lighting would be the lanterns. Mr. Encin stated that there would be landscape lighting but no flood lights. Ms. Shafran asked what the difference of the width would be. Mr. Encin stated that the new structure would be approximately 18" wider than the existing structure. Mr. Van Arsdale asked the Board members if there was issue with the demolition. Mr. Mullany and Ms. Shafran agreed that the demolition would be necessary due to the condition of the foundation. Mr. Mullany likes the concept of the plans. Mr. Van Arsdale likes the way the building looks from the front and noted that the length of the building would only be seen when going in the driveway or in Dunkin parking lot.

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

Roll Call: The result of the roll call was 3 to 0 as follows:

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

The motion carried.

**21-24 James Hurley
3 Hampton Rd
Blk 1904 Lot 5
Present: Mr. Hurley – Applicant**

Mr. Hurley explained that the application is to replace existing windows with Marvin and siding with Hardi Board and Azek trim. Mr. Mullany asked if all windows were going to be replaced and Mr. Hurley stated that all but the basement windows will be replaced. Mr. Encin asked if the size and profiles will remain the same. Mr. Hurley stated that it would and that Clapp board with 7” exposure will be used. Mr. Van Arsdale asked if the windows will have the same light cuts of 6 over 1. Mr. Hurley stated that the top would have light cuts, but the bottom would be clear. Mr. Encin noted that this is typical of this type of house. Mr. Van Arsdale asked if there would be shutters and Mr. Hurley stated that shutters will not be put back on house.

Motion was made by Ms. 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, Ms. Mr. Van Arsdale, and Mr. Mullany
Opposed: None
Abstentions: None

The motion carried.**ADJOURNMENT:**

There being no additional business, Mr. Mullany made a motion to adjourn, and Ms. Shafran seconded. On a voice vote, all were in favor. Ms. Shafran adjourned the meeting at 8:45 PM.

Respectfully Submitted,
Lisa J. Smith
Lisa J. Smith
Land Use Coordinator