

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE AUGUST 15, 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. Van Arsdale – Present
Mr. Maresca – Absent	Mr. Tosso - Alternate #1:– Present
Ms. Shafran – Present	Mr. Mullany - Alternate #2: Absent
Ms. Rodrigues - Absent	

Also present: Mr. Germinario – Commission Attorney

MINUTES:

Mr. Van Arsdale asked for comments on the minutes of the regular meeting of July 18, 2022. There being no corrections, Ms. Shafran made a motion to approve the minutes as written and Mr. Tosso seconded.

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

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

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 #12-22
Shamene Jones
61 West Main St.
Block 305 Lot 1
Present: Mr. Jones - Applicant

Mr. Jones summarized the application to install an AC unit and pave the parking area and driveway at 61 West Main St. Mr. Van Arsdale questioned the vent being removed in the peek. Mr. Jones explained that the vent in the peek is being removed because there is a roof ridge vent in the attic and the one being removed is not needed. Mr. Van Arsdale asked if the siding was clapboard or shakes. Mr. Jones stated that the siding is clapboard. Ms. Shafran asked if the driveway and parking will be paved or gravel. Mr. Jones stated that they will be paved. The entrance will be from Lake Dr. and the curb cut will be left on Main St. but the area from Main St.

to the garage will be grass. Mr. Encin asked if there was landscaping going around the mini split. Mr. Jones explained that once they receive approval for the driveway and parking area, they will be looking into landscaping. Mr. Tosso asked if there will be some sort of evergreen to block the view of the parking space marked #1 because it can be seen from the street? Mr. Jones stated that they are waiting to do the landscaping until after approval for the parking and driveway.

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

1. Evergreen screening to hide the AC condenser unit
2. Evergreen screening to hide the parking space marked #1 on the plans.

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

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

The motion carried.

HPC #13-22
Theresa Stevens
6 Hilltop Rd.
Block 1501 Lot 41
Present: Ms. Stevens – Applicant

Mr. Tosso recused himself.

Ms. Stevens explained that she was looking for approval to place 2 signs at the location and approval for the sign that has already been placed by the street. Mr. Van Arsdale asked what the sign was made out of. Ms. Stevens stated that it was she will have the sign on the building made with whatever the Commission would approve. Ms. Shafran asked if there was a sign with the previous business. Ms. Stevens stated that there was one in the space between the doors but not above the window. Ms. Shafran stated that hanging the sign covering the windows is not idea. Ms. Stevens stated that she could put the one that would be covering the window in the area to the left of the door. Mr. Van Arsdale explained that the sign proposed above the window may be too large for the area.

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

1. 46"x16" Sign - Denied without prejudice.
 - a. Applicant to move location of sign to the left side of the door and supply HPC with new measurements.
2. 27"x7" Sign – Approved as submitted.
3. 47"x11" Sign on Hilltop Rd. – Approved as submitted.

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

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

The motion carried.

HPC#14-22
CF William Maurer-Hilltop Church
14 Hilltop Rd.
Block 1501 Lot 34
Present : Mr. Maurer

Mr. Maurer summarized the reasoning for the proposed project for the book bin at Hilltop Church. Mr. Van Arsdale asked if the location was the best place for the bin and if it was 75-80 ft from the road. Mr. Maurer stated that he discussed the location with the book bin company and the pastor, and they felt it was the best place for the bin. Mr. Maurer explained he paced it and it was over 100 steps and believes that it is at least 75-80 ft from the road. Ms. Shafran asked if there was another bin in the parking lot. Mr. Maurer stated that there is a clothing bin. Ms. Shafran asked why the book bin couldn't go next to the clothing bin. Mr. Maurer stated that the truck that the book bin company uses is big and does not want to be that close to the playground. Mr. Germinario asked if the bin could be pushed farther back as to not take up a parking spot. Mr. Germinario explained that when there was an approval for the church there was most likely a parking count that was required.

Motion was made by Mr. Van Arsdale, seconded by Ms. Shafran to approve the application with the following condition:

1. Move bin back as to not take up a parking space.

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

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

The motion carried.

HPC#15-22
Eugene Ra
21 East Main St
Block 1501 Lot 9
Present : Mr. Ra

Mr. Encin recused himself

Mr. Encin explained that Mr. Ra installed replacement windows at 21 East Main St. which did not have divided light like the original windows. Mr. Encin stated that this application is to receive approval for the windows that have already been installed and the divided light inserts that will be added to the outside of the windows. Mr. Van Arsdale asked if the windows were vinyl clad and Mr. Encin confirmed that they were.

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

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

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

The motion carried.

DISCUSSION/MISCELLANEOUS:

Mr. Van Arsdale asked if it's necessary for a complete approval at the time of the hearing or could they send additional information and approval be given electronically. Mr. Germinario explained that according to the State law there is no requirement for a public hearing. Mr. Van Arsdale that if a public hearing isn't necessary, the commission would not have to approve or deny an application if the application had to come back with a revised plan. Mr. Germinario will check on the municipal ordinance to see if there is a requirement for public hearing and whether there is a time limit on approval of an application. Mr. Germinario suggested that when an application is filed that needs Joint Land Use approval it would be best to have a hearing so that there is documentation.

ADJOURNMENT:

There being no additional business, Mr. Van Arsdale made a motion to adjourn, and Mr. Tosso seconded. On a voice vote, all were in favor. Mr. Van Arsdale adjourned the meeting at 8:30 PM.

The next meeting of the Historic Preservation Commission will be held on Monday, September 19, 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