

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE AUGUST 18, 2025
REGULAR MEETING**

CALL TO ORDER/FLAG SALUTE:

The regular meeting of the Historic Preservation Commission was called to order at 7:30 PM and the open public meetings statement was read into the record.

ATTENDANCE:

Mr. Encin – Absent
Mr. Tosso – Present
Ms. Shafran – Present
Ms. Rodrigues – Absent

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

MINUTES:

Mr. Van Arsdale asked for comments on the minutes of the regular meeting of July 21, 2025. 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. Tosso, Ms. Shafran, and Mr. Van Arsdale
Opposed: None
Abstention: None

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:

**08-25 Chrys Komodikis
30 East Main St
Blk 602 Lot 1**

**Present: Mr. Komodikis – Applicant
Ms. Young – Architect**

Ms. Young described the revised elevation drawings submitted where the main changes include two dormers (from one), added shutters, a smaller porch, and two chimneys. Ms. Young noted that the wraparound porch was eliminated, window configurations simplified, the bay window removed, garage roof was raised with an added shed dormer. Mr. Komodikis asked what would be preferred for the foundation wall. After discussion, the Board recommended the thin stone on Main Street and primary Orchard Street mass and stucco finish for the remainder of Orchard Street side. Mr. Komodikis noted that the landscaping will increase green space, reduce visible driveway/asphalt, and help scale the building to context.

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

1. Thin stone to be used on the Main Street and the Orchard Street side of the main structure.
2. Stucco to be used on the rest of Orchard St. side.

Roll Call: The result of the roll call was 2 to 1 as follows:

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

The motion carried.

**11-25 Gateway Fence
2 Village Circle
Blk 301 Lot 7**

**Present: Mr. Thorpe – Applicant
Mr. Brown – Gateway Fence**

Mr. Brown explained the proposed fence includes 6-foot solid PVC for privacy at back/right sides, 4-foot picket sections at front/sides. The Committee prefers a lower (4-foot) fence in front for aesthetics; a 6-foot solid fence only at the back/right property lines. concern over glossy vinyl finish vs. matte. Mr. Thorpe explained that he prefers vinyl over wood because it is low-maintenance. Mr. Van Arsdale emphasizes consistency with historic district aesthetics. Final plan requires updated survey, clear style/material/color specification, and possible landscaping for screening. Material samples (especially for picket fence) are required for approval.

After discussion, the applicant was asked to bring a sample of the actual material that is being proposed, and the members will vote electronically on the application once they see the sample.

ADJOURNMENT:

There being no additional business, Ms. Shafran made a motion to adjourn, and Mr. Tosso seconded. On a voice vote, all were in favor. adjourned the meeting at 8:50 PM.

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