

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE SEPTEMBER 19, 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 – Present	Mr. Tosso - Alternate #1:– Absent
Ms. Shafran – Present	Mr. Mullany - Alternate #2: Present
Ms. Rodrigues - Present	

Also present: Mr. Germinario – Commission Attorney

MINUTES:

Mr. Van Arsdale asked for comments on the minutes of the regular meeting of August 15, 2022. Mr. Mullany stated that the minutes showed that he recused himself for the Stevens application when in fact it was Mr. Tosso. There being no further corrections, Ms. Shafran made a motion to approve the minutes as written and Mr. Encin seconded.

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: 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 #16-22
Kasey Harrington
64 East Main St.
Block 802 Lot 3
Present: Mr. Harrington - Applicant

Mr. Harrington summarized the application to install a black aluminum fence that connects to the fence on the westbound side and a gate at 64 East Main St. Mr. Harrington explained that the neighbors behind the house have a fence and he would like to install a fence to keep the dog in the yard. Mr. Germinario made the applicant aware that a 6' fence is not permitted in the front yard. Mr. Germinario stated that 6' fence is allowed in the side and rear yard. Mr. Harrington stated that he would be fine with a 4' fence. Mr. Germinario explained that if Mr. Harrington wanted a 6' fence in the front yard, a variance would be required. Mr. Harrington stated that he would be ok with a 4' fence. Ms. Shafran questioned if that would apply to this application because the

proposed fence is in the back of the house. Mr. Germinario stated that the fence looked to be in the front yard in the drawing. Mr. Harrington explained that the proposed fence is in fact in the back of the house. Mr. Harrington would prefer the 6' fence. Ms. Rodrigues asked if the fence was visible from the street. Mr. Harrington stated that it would be. Mr. Van Arsdale stated that the portion of the fence leading from the garage along the side of the driveway that attaches to the east side of the house would be visible from the street. Mr. Harrington explained that a privet hedge was planted, and that section of fence would be hidden by the hedge. Mr. Harrington stated that the portion going across the driveway and along the other side would be the visible portion. Mr. Mullany asked if the gate would be actuating or manual. Mr. Harrington stated that the gate will be manual. Mr. Harrington handed out copies of a recent survey so the group will understand better where the fence will be placed. Ms. Rodrigues asked if the fence could be white instead of black. Mr. Harrington was willing to change the color to white. Mr. Van Arsdale asked if the gate will be split or solid. Mr. Harrington stated that they were proposing two, six-foot gates. Mr. Van Arsdale asked if a more decorative fence for the portion that goes across the driveway. Mr. Harrington agreed. Mr. Encin stated that with regards to the fence color, they are typically black or dark bronze with this type of fence. Ms. Rodrigues understood, and the color will now be black. Ms. Shafran stated that a black fence would blend. Mr. Harrington agreed to put plantings at the base of the fence.

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

1. Applicant must submit decorative driveway gate style for approval.

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

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

The motion carried.

HPC#17-22
Ralph R. Weijlard Jr.
13 East Main St
Block 1501 Lot 5
Present: Mr. Weijlard – Applicant
Ms. Sullivan –
Mr. Byrne – Architect

Mr. Byrne gave an overview of the reasoning for purpose of the application at 13 East Main St. where they would like to change the convert the mid-level commercial space into 2 residential apartments.

Ms. Sullivan explained that on the east side of the building an existing window will be removed and will be filled with matching siding and another window will be replaced with an Anderson 400 series window to comply with the egress requirement. Ms. Sullivan stated that the window on the back side of the building will also be replaced with an Anderson 400 series window. Mr.

Mullany asked what the siding material was. Mr. Byrne stated that it is currently painted aluminum siding. Mr. Van Arsdale asked if the windows were the only proposed changes to the exterior of the building. Ms. Sullivan stated that that was all at this time. Mr. Maresca asked if the windows on the east side of the building will have shutters. Mr. Byrne stated that they do now and will include shutters on the new plan.

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

1. Addition of shutters and a division in the window proposed on the left side elevation.

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

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

Opposed: None

Abstentions: None

The motion carried.

DISCUSSION/MISCELLANEOUS:

2. Letters to Residents
 - a. After discussion, the letter to be placed in with the tax bills that will be sent to Borough residents.
 - b. Ms. Shafran volunteered to put together an article for the mayor to place in the Messenger.
3. Suggested Materials List for Signs
 - c. After discussion a revised suggested materials list will be placed on the website for applicants to reference.
4. Design standards for fences
 - a. After discussion the suggested materials for fencing will be added to the suggested materials list for applicants to reference.

ADJOURNMENT:

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

The next meeting of the Historic Preservation Commission will be held on Monday, October 17, 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