

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE FEBRUARY 17, 2021
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 meeting statement was read into the record via Zoom with limited seating at the Garabrant Center, 4 Wilson St., Mendham, NJ

ATTENDANCE

Mr. Zedalis – Present
Mr. Encin – Present
Mr. Van Arsdale – Present
Ms. Reilly – Absent
Ms. Shafran – Present
Mr. Maresca- Alternate I – Present
Ms. Rodrigues – Alternate II – Present

APPROVAL OF MINUTES:

Chairman Zedalis asked for comments on the minutes of the regular meeting of January 18, 2021. There being no corrections, Ms. Shafran made a motion to approve the minutes as written and Ms. Rodrigues seconded.

ROLL CALL

In Favor: Mr. Zedalis, Mr. Encin, Mr. Van Arsdale, Ms. Shafran, Mr. Maresca, and Ms. Rodrigues
Opposed:
Abstain:

PUBLIC COMMENT

Chairman Zedalis 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#01-21
William Harrington
64 E. Main St.
Block 802 Lot 3
(Window Replacement/AC Unit)

Present: William Harrington
Kasey Harrington

Mr. Zedalis showed a picture of the house from the street view and asked the applicants to describe which windows specifically they would be changing. Mr. Harrington explained that the window in the back side of the house is one bay and they would like to shorten it to accommodate cabinets and eliminate the window on the west side of the house. Mr. Harrington stated that the window on the driveway side would be replaced with the same size and type of window. Ms. Harrington stated that the window on the west side is in the far back corner of the house and can not be seen from the road.

Mr. Maresca asked about the AC unit and Mr. Zedalis asked where it would be placed. Mr. Harrington explained that it would be placed on the high school side of the house in the back of the house.

Mr. Encin asked if there would be windows in the front of the house replaced. Mr. Harrington stated that the front windows will be replaced with same size, like kind windows. Mr. Encin stated that when replacing windows in the front of the house, they need to be replaced with simulated divided light windows.

Motion was made by Mr. Encin, **seconded** by Mr. Maresca to approve AC unit installation and the window replacement portion of the application with the condition that applicant uses simulated divided light windows in the front portion of the house, and provide detail and information on the brand, spec and photo of the windows being used prior to receiving approval letter.

ROLL CALL: The result of the roll call was 7 to 0 as follows:

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

The motion carried.

DISCUSSION/MISCELLANEOUS

Mr. Zedalis explained the Main Street Corridor and asked Ms. Smith if in fact the HPC would make the recommendations for the applications within the Main Street Corridor. Ms. Smith explained that according to Ordinance #26-07 "Upon referral by the Zoning Officer, application of these standards shall also be recommended by the MSC Design Review Committee on an advisory, non-binding basis to applicants for construction permits not requiring any Board approval. For purposes of administering this section, the MSC Design Review Committee membership shall be the Borough Zoning Officer, the Chair of the Historic Preservation Committee (HPC) and one other member of the HPC."

Mr. Zedalis asked if there is a member that would like to volunteer as the HPC member of the MSC Review Committee. Mr. Encin said his plate is full but would review any applications and would recommend questions to be asked.

Mr. Zedalis asked that the nomination be tabled until the March 15, 2021 meeting. The Committee agreed unanimously.

Mr. Zedalis explained to the Committee that if there is a minor application submitted, the Chair and Vice Chair can approve or deny without the application coming in front of the Committee. Mr. Zedalis would like the Committee to review the HPC rules and regulations and see if there are any changes that need to be

made. Mr. Encin would like a list made of recommended products and materials that can be given to the applicant.

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. Zedalis adjourned the meeting at 8:50PM.

The next meeting of the HPC will be held on Monday, March 15, 2021 at 7:30PM at the Garabrant Center, 4 Wilson Street, Mendham, NJ.

Respectfully Submitted,

Lisa Smith

Lisa Smith
Land Use Coordinator