

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE MARCH 15, 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.

ATTENDANCE

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

Also Present:

Mr. Henry, Commission Attorney
Ms. Caldwell, Commission Planner
Ms. Serrano Glassner, Mayor

ELECTIONS

CHAIR:

Ms. Shafran nominated Mr. Van Arsdale as Chairperson, which was seconded by Mr. Maresca. Nominations were closed. There being no other nominations a single ballot can be cast, and Mr. Van Arsdale was elected Chairman.

Mr. Van Arsdale was elected Chair and assumed leadership of the Commission.

VICE CHAIR:

Mr. Van Arsdale nominated Ms. Shafran as Vice Chairperson, which was seconded by Mr. Maresca. Nominations were closed. There being no other nominations a single ballot can be cast, and Ms. Shafran was elected Vice Chairperson.

APPROVAL OF MINUTES:

Mr. Van Arsdale asked for comments on the minutes of the regular meeting of February 17, 2021. There being no corrections, Ms. Shafran made a motion to approve the minutes as written and Mr. Van Arsdale seconded.

ROLL CALL

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

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#01-21

William Harrington
64 E. Main St.
Block 802 Lot 3
(Window Replacement/AC Unit)

Present: William Harrington
Kasey Harrington

At the last meeting Mr. Encin made recommendations for the applicant to supply pictures of the windows with the grills on the outside that mimic simulated divided light windows. Mr. Encin asked to see the pictures, which Ms. Smith shared to the group. The first picture was of the bars that would be put on the exterior of the windows. The second picture was of a side view of the bars and then the third picture was of the bars placed on the windows. Mr. Harrington stated that it was a sample picture and wanted to wait for approval prior to laminating to the windows. Mr. Encin stated that this was consistent with the simulated divided light.

Motion was made by Mr. Encin, **seconded** by Ms. Shafran to approve the window replacement portion of the application.

ROLL CALL: The result of the roll call was 4 to 0 as follows:

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

The motion carried.

DISCUSSION/MISCELLANEOUS

Mr. Encin questioned if the applicant was also replacing the siding and Mr. Maresca confirmed. Ms. Smith stated that she would send an email. She also stated that siding and roofing on residential homes no longer need a permit and that is why they probably did not know because the construction office typically sends them for HPC approval. Mr. Henry stated that when the State code was changed it made is so there is no mechanism to bring these items to the HPC. Mayor Serrano Glassner asked if that would need a Council ordinance to be put in place and Mr. Henry confirmed it would and states that there is an ordinance in place, but it would need to be revised. Ms. Caldwell stated that as the ordinance stands the HPC has no jurisdiction over things that are not referred to the Commission or if a permit is not needed. Mr. Van Arsdale would like more complete applications in the future. Mayor Serrano Glassner feels that there should be some mechanism to let the prospective buyers know that they are purchasing in the Historic District and what needs to come before the Commission. Ms. Caldwell stated that she has seen handouts

before with a list of recommended materials to use in the Historic District that is given at the purchase of the home. Mr. Encin volunteered to put together a list of recommended materials. Ms. Shafran suggested handing out the list when they receive the application. Mr. Maresca suggested a letter to send out and volunteered to put something together.

Mayor Serrano Glassner wanted to note that with regards to the Black Horse, the state has an appeals process. If the HPC denies an application, the applicant can appeal the decision. Mr. Henry stated that appeals are hard to turn over if the Commission is consistent and reasonable with their approvals. Mayor Serrano Glassner stated that the pre-communication would be helpful with prospective owners in the Historic District.

Mr. Encin asked about the outcome of the Black Horse. Mayor Serrano Glassner explained that the applicant went through an appeal in front of the Board of Adjustment and had a thorough review where it was found that the applicant could use the product that they requested.

Ms. Smith went over the possibility of switching from Zoom to Microsoft Teams.

Mr. Henry suggested looking at the Rules and Regulations and look at some additional items that would be considered minor applications.

ADJOURNMENT:

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

The next meeting of the HPC will be held on Monday, April 19, 2021 at 7:30PM at the Garabrant Center, 4 Wilson Street, Mendham, NJ.

Respectfully Submitted,

Lisa Smith

Lisa Smith
Land Use Coordinator