

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE MAY 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 meetings statement was read into the record via Zoom.

ATTENDANCE

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

APPROVAL OF MINUTES:

Mr. Van Arsdale asked for comments on the minutes of the regular meeting of April 19, 2021. There being no corrections, Ms. Reilly made a motion to approve the minutes as written and Ms. Shafran seconded.

ROLL CALL

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

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#05-21
Jockey Hollow
5 Cold Hill Rd.
Block 2701 Lot 5
Present: Mr. Sauders, Board Member

Mr. Sauders summarized the application for the sign proposed to be placed on Route 24 which looks like the existing sign that is currently on Cold Hill Rd. Mr. Encin asked if the sign is carved. Mr. Sauders stated that it is carved. Mr. Van Arsdale asked if the sign will be painted, and Mr. Sauders confirmed that it would be painted.

Motion was made by Ms. Reilly, **seconded** by Mr. Maresca to approve the application as submitted.

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

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

The motion carried.

HPC#06-21
Debra Dolan
8 Hampton Rd
Block 1903 Lot 3
Present: Ms. Dolan, applicant

Ms. Dolan summarized her application to replace the existing roof with a like for like asphalt shingle roof. Mr. Van Arsdale asked if there was anything else being replaced and Ms. Dolan stated that there was nothing else being replaced.

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

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

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

The motion carried.

HPC#07-21
Elizabeth Pignatiello
14 Park Ave.
Block 703 Lot 17
Present: Ms. Pignatiello, Applicant

Ms. Pignatiello summarized the application for fencing. She stated that they are proposing to place 30' of fencing between the garage and house. Ms. Pignatiello will be using a wood fence, preferably cedar or redwood and would like the Commission to approve multiple styles of fencing due to the fact of the limited supply. Mr. Van Arsdale asked if all fencing styles proposed are natural wood and Ms. Pignatiello stated that they were. Mr. Van Arsdale questioned whether the finish would be kept natural. Ms. Pignatiello stated that it would be. Mr. Encin states that options 1,2,3,4 and 8 are consistent with the character of the house. Mr. Maresca agreed.

Motion was made by Mr. Maresca, **seconded** by Mr. Van Arsdale to approve the application with conditions.

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

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

The motion carried.

HPC #08-21
Kitty Chan
88 E. Main St
Block 801 Lot 20
Present: Ms. Chan, Applicant

Ms. Chan summarized the application for a change of sign at the unit she rents in the Kings Shopping Center to say Day Spa. The sign will be made by the same company that the previous renter used and will match the existing sign. Mr. Van Arsdale asked the applicant to supply the HPC with the color code that will be used.

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

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

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

The motion carried.

HPC #09-21
Cameron & Lauren Chapin
6 Hampton Rd.
Block 1903 Lot 4
Present: Mr. & Ms. Chapin – Applicant
Mr. Encin, Architect

Mr. Encin recused himself.

Mr. & Ms. Chapin gave background for the reasoning for the application for a wraparound porch, new A/C unit, replace siding on house and detached garage, replace trim, replace shutters, replace walkway, replace railroad tie walls, replace vent on garage with gable window, and replace sliding door at rear of house. Mr. Encin summarized what is existing and the proposed along with the materials being used. Ms. Reilly stated that the proposed plans looks consistent with the Historic District. Ms. Shafran stated that the porch looked great. Mr. Van Arsdale asked where the AC unit was being placed and Mr. Encin explained that it is

behind the fence and next to the existing unit. Ms. Shafran asked if the fence is staying, and Ms. Chapin said that the fence will be staying. Mr. Van Arsdale asked if the color of the house, trim and shutters be similar. Mr. Encin stated that the trim will remain white but in terms of the siding and shutter color has not been decided. Ms. Chapin stated that when the color is chosen it will be consistent with the Historic District. Mr. Van Arsdale feels that the improvements will make the house look appealing.

Motion was made by Ms. Shafran, **seconded** by Ms. Reilly to approve the application as submitted.

ROLL CALL: The result of the roll call was 6 to 0 as follows:

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

The motion carried.

DISCUSSION/MISCELLANEOUS

ADJOURNMENT:

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

The next meeting of the HPC will be held on Monday, June 21, 2021 at 7:30PM at the Garabrant Center, 4 Wilson Street, Mendham, NJ.

Respectfully Submitted,

Lisa Smith

Lisa Smith
Land Use Coordinator