

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE OCTOBER 23, 2024
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. Tosso – Present

Ms. Shafran – Present

Ms. Rodrigues – Present

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 September 16, 2024. There being none, Ms. Shafran made a motion to approve the minutes as written and Mr. Van Arsdale seconded.

Roll Call: The result of the roll call was 2 to 0 as follows:

In favor: Ms. Shafran and Mr. Van Arsdale

Opposed: None

Abstentions: Mr. Encin, Mr. Tosso, and Ms. Rodrigues

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:

30-24 Jeca Associates

7 West Main Street

Block 301 Lot 35

Present: Mr. Conrado - Contractor

Mr. Conrado summarized his application to replace existing shingles with the same color. Ms. Rodrigues asked if something had changed from the original application. Mr. Conrado stated that the trim of metal was added. Mr. Van Arsdale asked if the metal trim that is being replaced does not include the soffit. Mr. Conrado stated that the trim is only being replaced and not the soffit.

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

Roll Call: The result of the roll call was 5 to 0 as follows:

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

Ms. Smith reminded the applicant and owner that nothing can be done in the future without coming to the HPC for approval. Both the applicant and contractor acknowledged that approval is needed prior to any construction.

The motion carried.

**31-24 Azra Khan
15 East Main Street
Blk 1501 Lot 6
Present: Ms. Khan – Applicant**

Ms. Khan explained that she is looking to add a PVC signage to the existing structure for her Mathnasium business. Mr. Encin asked if the sign would be carved. Ms. Khan stated that the sign will be carved and have depth. Ms. Rodrigues asked if the sign would be white. Ms. Khan stated that it would be white. Mr. Van Arsdale asked if what was submitted the color. Ms. Khan stated that it was the color that was submitted.

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

Roll Call: The result of the roll call was 5 to 0 as follows:

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

The motion carried.

32-24 Black Horse Tavern and Pub-Hardscape

1 West Main St**Blk 301 Lot 1****Present: Mr. Howard – Applicant****Mr. Felice – VP of 40 North****Mr. Bruin– Landscaper**

Mr. Howard gave a summary of the application that was submitted. Mr. Felice noted that what is proposed is to make the existing area a more enjoyable place and enhance the streetscape.

Mr. Van Arsdale asked if the hidden door that is being proposed would be for kitchen staff only. Mr. Felice stated that it would be for kitchen staff only. Ms. Rodrigues asked if there would still be seating near the proposed hidden door and if the kitchen being moved. Mr. Felice stated that the kitchen is not moving and there will be no chairs near the door. Mr. Howard explained that the Koi Pond needed to be removed because it has been leaking for years and is causing rot on the building. Mr. Howard explained that the proposed lighting will face the building and has the ability to change colors. Ms. Rodrigues asked if the lighting would be white most of the time. Mr. Felice stated that it would be white except for holidays such as St. Patrick’s Day, Valentine’s Day, etc. Mr. Howard explained that a fence was replaced with the same type and height as the one that was replaced. Ms. Rodrigues asked how high the white wall would be. Mr. Howard stated that the white area Ms. Rodrigues was speaking of were actually planters. Mr. Encin noted that the planters look like a retaining wall.

Mr. Encin suggested making the planters look like stone pillars. Mr. Howard stated that he would look into it. Mr. Van Arsdale asked if the main portion of the driveway would be asphalt. Mr. Felice noted that the cobblestone posed a tripping hazard. Mr. Howard explained that there will be brick lined asphalt to replace the cobblestone. Mr. Encin suggested cobblestone instead of brick for the edging of the driveway because the brick looks out of place. Mr. Felice noted that the color on the plans does not reflect what would be installed. Mr. Felice explained that the brick being used will have a weathered look. Mr. Bruin noted that belgium block is hard to walk on and Mr. Encin noted that the belgium block is only a border. After discussions regarding the “Raised Surfaces” of the application, the applicant agreed to resubmit plans at the next meeting with the board’s suggestions.

Motion was made by Mr. Encin, seconded by Ms. Shafran, to approve the “Flat Surfaces” portion of the October 10, 2024 application with the following condition(s): ,

- a. Driveway will be asphalt-paved with Belgium Block or Cobblestone edging. Proposed brick edging material will not be used.
- b. Removal of the Koi Pond
- c. Perimeter fencing has already been installed and post-approved

- d. Lighting
- e. Hidden door on the Pub building
- f. Entryway shown on Sheet L101 will utilize bluestone pavers

Applicant will resubmit “Raised Surface” portion of the application with changes based on HPC recommendation.

Roll Call: The result of the roll call was 5 to 0 as follows:

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

The motion carried.

ADJOURNMENT:

There being no additional business, Ms. Shafran made a motion to adjourn, and Mr. Encin seconded. On a voice vote, all were in favor. Mr. Van Arsdale adjourned the meeting at 8:40 PM.

Respectfully Submitted,
Lisa J. Smith
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Land Use Coordinator