

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE MARCH 20, 2023
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 - Absent	

MINUTES:

Mr. Van Arsdale asked for comments on the minutes of the regular meeting of February 22, 2023. Ms. Shafran made a motion to approve the minutes as written and Mr. Maresca seconded.

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

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

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:

- a) HPC #02-23
Black Horse Tavern & Pub
1 West Main St
Block 301 Lot 1
Present: Mr. Howard, Villa Restaurant Group Construction VP – Applicant
Mr. Nader– Structural MD

Mr. Howard summarized the application proposing installation of an exterior staircase on the Pub side because the intention is to rebuild the kitchen and bar and to utilize the basement space for kitchen prep and food coolers. Mr. Howard explained that there are no internal staircases, which makes the exterior ones necessary. Mr. Van Arsdale asked if this project is on the side of the building that is visible when driving up Mountain Ave toward the traffic light and Mr. Howard confirmed that it was at the back of the building. Mr. Maresca asked what materials would be used and Mr. Nader explained that the project is an extension of the existing roof that continues over the existing barn. Mr. Nader stated that the project will have a standing seam copper roof similar to the lower front of the building and the face of the proposed project will be board and batten design. Mr. Mullany asked if this project is being done so that the entire basement of the structure can be utilized. Mr. Howard stated that was correct. Mr. Encin asked if simulated divided

light could be added to any windows being added to make it consistent with the rest of the building. Mr. Howard agreed to that condition.

Motion was made by Ms. Shafran, seconded by Mr. Encin to approve the application with the following condition(s):

1. Applicant is to add simulated divided light to any windows being added to the building to make it consistent with the rest of the building.

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

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

Opposed:

Abstentions:

The motion carried.

DISCUSSION/MISCELLANEOUS:

1. Ms. Shafran asked if there were any comments on the draft article for July Mendham Messenger. Mr. Mullany suggested a couple grammatical changes.

ADJOURNMENT:

There being no additional business, Mr. Mullany made a motion to adjourn, and Ms. Shafran seconded. On a voice vote, all were in favor. Mr. Van Arsdale adjourned the meeting at 8:00 PM.

The next meeting of the Historic Preservation Commission will be held on Monday, April 17, 2023 at 7:30PM at the Garabrant Center, 4 Wilson Street, Mendham, NJ.

Respectfully Submitted,
Lisa J. Smith
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Land Use Coordinator