

**BOROUGH OF MENDHAM  
HISTORIC PRESERVATION COMMISSION  
MINUTES OF THE SEPTEMBER 16, 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.

**III. OATH OF OFFICE**

- a) Jennifer Cass – Alternate Member expiring 12/31/26.

**ATTENDANCE:**

Mr. Encin – Absent

Mr. Van Arsdale – Present

Mr. Tosso – Absent

Mr. Mullany - Alternate #1: – Present

Ms. Shafran – Present

Ms. Cass - Alternate #2: - Present

Ms. Rodrigues – Absent

**MINUTES:**

Mr. Van Arsdale asked for comments on the minutes of the regular meeting of July 15, 2024. There being none, Mr. Mullany made a motion to approve the minutes as written and Ms. Shafran seconded.

Roll Call: The result of the roll call was 3 to 0 as follows:

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

Opposed: None

Abstentions: Ms. Cass

**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:**

**28-24 Joseph Misko**

**29 Hilltop Rd**

**Blk 1901 Lot 4**

**Present: Mr. Misko - Applicant**

Mr. Misko summarized his application to make changes to the approved plan. Mr. Misko noted that there would be no change to the location or footprint. Mr. Misko explained that the changes are found on A3 of the submitted plans proposing a change to the 1<sup>st</sup> floor to make

the interior wall straighter because you can't have the first floor of the house under the second floor of the other unit due to fire code. Mr. Van Arsdale asked if the proposed change on A3 was interior. Mr. Misko stated that the change was interior and had no effect on the outside. Mr. Misko noted the proposed change on sheet A8 changing the approved 1 car garage to a 2 car garage. Mr. Misko requested permission to use regular square mullions instead of diamonds on the third floor window. Mr. Van Arsdale asked if Mr. Misko was referring to the 6 over 1 light cuts on the plan. Mr. Misko agreed and stated that he would like to have the option to do either. Mr. Misko asked to change the front door from a single to a double, which is pictured on sheet A8. Ms. Shafran stated that the original approved was on A14. Mr. Van Arsdale noted that the double door would look nicer between the pillars.

Mr. Van Arsdale summarized the proposed changes to the front of the house to include:

1. Choice of diamond to 6 over 1 light cut front of the house on the third floor.
2. Changing a single front door to a double front door removing transom and installing molding
3. Changing from a 1 to a 2-car detached garage.

Mr. Mullany asked for an overview of the detached garage. Mr. Misko explained the proposed detached garage shown on sheet A13. Ms. Shafran asked if the original was one bay and Mr. Misko stated that it was. Ms. Cass asked if the covered patio was going to be removed. Mr. Misko stated that it would be removed. Mr. Mullany asked if the covered patio was going to be enclosed to make the garage. Mr. Misko stated that it would be.

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

- i. Choice of diamond to 6 over 1 light cut front of the house on the third floor
- ii. Front door
  - a. Original design
  - b. Double door can use molding instead of window.

Roll Call: The result of the roll call was 4 to 0 as follows:

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

**The motion carried.**

**29-24 15 West Main LLC  
15 West Main St  
Blk 301 Lot 39  
Present: Mr. Imperatore – Applicant**

**Mr. Gianetti - Attorney**

Mr. Gianetti gave a summary of the application that was previously approved. Mr. Gianetti noted that the only change to the previously approved application was the addition of a 3<sup>rd</sup> floor fire escape on the exterior of the building for egress. Mr. Gianetti noted that the plans that were submitted show the fire escape in the rear of the building on the right side towards the dumpster. Mr. Imperatore noted that the fire escape will not be visible from the street. Mr. Mullany asked the type of material being used. Mr. Imperatore stated that the fire escape would be fabricated steel that would be painted. Mr. Van Arsdale asked if the fire escape was the scope of the work being proposed. Mr. Imperatore stated that the fire escape was the only change in the previously approved plan and that the ladder on the fire escape drops down when needed. Mr. Mullany asked if access to the fire escape was only from the window and Mr. Imperatore stated that it was correct. Mr. Imperatore noted that the roof is a flat. Mr. Mullany asked for the size of the flat roof. Mr. Imperatore noted that it is about 15'. Mr. Mullany questioned if tenants would use the flat roof as a patio? Mr. Imperatore stated that it wouldn't, and a sign would be posted.

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

- i. No Loitering Sign for the roof top area.

Roll Call: The result of the roll call was 4 to 0 as follows:

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

Opposed: None

Abstentions: None

**The motion carried.**

**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 8:25 PM.

Respectfully Submitted,

*Lisa J. Smith*

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Land Use Coordinator