

**BOROUGH OF MENDHAM  
HISTORIC PRESERVATION COMMISSION**

**MINUTES OF THE REGULAR MEETING  
August 21, 2017 at 7:30PM**

**Phoenix House, 2 West Main Street, Mendham, NJ**

**CALL TO ORDER**

The regular meeting of the Historic Preservation Commission was called to order by Chair Zedalis, at 7:30PM at the Phoenix House, 2 West Main Street, Mendham, NJ.

**CHAIR'S OPENING STATEMENT**

Notice of this meeting was published in the *Observer Tribune* and *Daily Record* on January 26, 2017 in accordance with the Open Public Meetings Act and posted on the bulletin board of the Phoenix House on the same date.

**ATTENDANCE**

Mr. Scott Callahan – Present	Mr. M. Zedalis – Present
Mr. N. Cusano – Present	Mr. B. Patton – Present
Mr. Van Arsdale - Present	
Mr. C. Nicholson, Alternate I – Absent	

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**MINUTES**

Mr. Patton made a motion to approve the minutes of the regular meeting of July 17, 2017 and Mr. Callahan seconded. All members being in favor, the minutes were approved as written.

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**PUBLIC COMMENT**

Mr. Zedalis opened the meeting to comments by the public on anything that was not on the agenda. Mr. Sal Candarella asked if the HPC would be hearing the Dunkin Donuts application again in the future. Mr. Zedalis responded that the Dunkin Donuts application has already been reviewed by the HPC and has satisfied HPC criteria.

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**APPLICATIONS**

**HPC #17-17 Franks Pizza of Mendham, Inc**  
**84 East Main Street**  
Block 801 Lot 20  
Sign Change

Present: Mr. Peter Pfaffenroth, Attorney  
Mr. Sal Candarella, Property Manager

Mr. Pfaffenroth explained that his client, Franks Pizza, is moving into two of the empty spaces in the Village Shopping Plaza. They will be combining the two spaces of what used to be Village Pizza and The Chocolate Shoppe. The storefront will not change and the signs above will now be replaced with Italian Restaurant and Frank's Pizza respectively. He explained that the signs will be painted with the same color as the other signs in the plaza and consistent in size with the same size and type of lettering.

Mr. Patton made a motion to approve the application as submitted and Mr. Cusano seconded.

ROLL CALL: The result of the roll call was 5 to 0 as follows:

In favor: Callahan, Cusano, Patton, VanArsdale, Zedalis  
Opposed: None  
Abstentions: None

The motion carried.

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**HPC #18-17 Dantes Ristorante**  
**100 East Main Street**  
Block 801 Lot 16  
Sign Replacement

Present: Mr. Tony Sarno, Owner

Mr. Sarno mentioned that he replaced the wall sign of his restaurant's name on the westerly side of the building to black lucite lettering. Mr. Sarno had mentioned that the westerly side is most visible to the eastern bound travelers and the community. He mentioned that he would remove the wall sign on the easterly side of the building if needed.

Mr. Van Arsdale made a motion to approve the application as submitted and Mr. Zedalis seconded.

ROLL CALL: The result of the roll call was 5 to 0 as follows:

In favor: Callahan, Cusano, Patton, VanArsdale, Zedalis  
Opposed: None  
Abstentions: None

The motion carried.

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**HPC #19-17 Weichert Realtors**  
**21 West Main Street**  
Block 301 Lot 40  
Sign Replacement

Present: Mr. Brad O'Connor, Sign for Today Representative

Mr. O'Connor stated that he is currently refurbishing the Weichert sign and that the Weichert Capital Properties & Estates sign has been removed. The sign that is currently hanging in front of Weichert Realtors is only temporary. It will be restored with the same colors and painted.

Mr. Cusano made a motion to approve the application as submitted and Mr. Patton seconded.

ROLL CALL: The result of the roll call was 5 to 0 as follows:

In favor: Callahan, Cusano, Patton, VanArsdale, Zedalis  
Opposed: None  
Abstentions: None

The motion carried.

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### **ADJOURNMENT**

There being no additional business to come before the Commission, Mr. Zedalis made a motion for adjournment at 8pm. The next regular meeting of the Historic Preservation Commission will be held on Monday, September 18, 2017 at 7:30PM at the Phoenix House, 2 West Main St., Mendham, NJ.

Respectfully Submitted,

*Carolyn Mazucco*

Commission Secretary