

**BOROUGH OF MENDHAM  
HISTORIC PRESERVATION COMMISSION  
MINUTES OF THE NOVEMBER 20, 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 – Absent

Mr. Tosso – Present

Ms. Shafran – Present

Ms. Rodrigues – Absent

Mr. Van Arsdale – Present

Mr. Mullany - Alternate #1: – Present

Ms. Cass - Alternate #2: - Present

**MINUTES:**

Mr. Van Arsdale asked for comments on the minutes of the regular meeting of October 23, 2024. There being none, Ms. Shafran made a motion to approve the minutes as written and Mr. Tosso seconded.

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

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

Opposed: None

Abstention: Mr. Mullany and 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:**

**33-24 Matthew Paradowski**

**16 West Main Street**

**Block 1903 Lot 10**

**Present: Mr. Paradowski - Applicant**

Mr. Paradowski summarized his application to install a 6 foot pine pose with cedar caps privacy fence with forged steel hinges. Mr. Paradowski explained that he was looking to install the fence for privacy and the safety of his pets. Mr. Van Arsdale asked if the fencing was going to be installed on 3 sides of the property and Mr. Paradowski stated that this was correct. Mr. Paradowski noted that he intends on submitting an application to the Joint Land Use Board due to the height of the fence but was seeking approval from the HPC. Mr. Van

Arsdale asked if the intent was to enclose the entire property with a 6 foot fence. Mr. Paradowski stated that that was the intent as long as he received approval from the Joint Land Use Board. Mr. Van Arsdale noted that the materials are consistent with what the HPC likes to see but the location and visibility of the fence is a concern. Mr. Van Arsdale stated that typically the fencing in the front yards are 4 feet. Mr. Van Arsdale noted that the issue is not whether what is being proposed meets zoning requirements because the HPC is concerned with esthetics. Ms. Cass explained that there are no fences on New St or Prospect St. that are above 4 feet because it is more esthetically pleasing. Ms. Cass also noted that most fences are picket fences and not privacy fences. Ms. Cass stated that the proposed fence would dwarf the home and would look like a wall. Ms. Shafran agreed with Ms. Cass. Mr. Paradowski stated that he is not set on a 6 foot fence and would consider a smaller fence. Mr. Mullany noted that other properties use a tree line for privacy. Mr. Tosso noted that a solid fence in the front of the property would look too heavy.

After discussion the application was denied without prejudice and Mr. Paradowski agreed to submit a new plan.

**32-24 Black Horse Tavern and Pub-Raised Surface**

**1 West Main St**

**Blk 301 Lot 1**

**Present: Mr. Felice – Operations Director**

**Mr. Howard – VP of Construction**

**Mr. Melillo – Landscape Architect**

Mr. Howard distributed plans for temporary access to the entry so that the board was aware of what was being done in order to open with the understanding that the patio area needs Joint Land Use approval.

Mr. Howard explained the changes to the plans based on the HPC recommendations at the previous meeting. Mr. Howard stated that there will be some greenery on top of the retaining wall area. Mr. Howard noted that the retaining wall matches the wall on the Tavern side. Mr. Mullany asked what materials will be used on the retaining wall. Mr. Melillo stated that the materials will match the existing wall on the tavern side but are not sure of the exact materials at this time, but the size, shape and style of stone is the intent. Ms. Cass asked if it was possible to round it out to match the Tavern side. Mr. Felice noted that they tried to match the feel, but it is not as round. Ms. Cass asked if the area was for valet only. Mr. Howard noted that it would be used for valet and entrance and exit. Ms. Cass noted that the area narrows and there is no safe walkway for the patrons. Mr. Felice explained that the intent is to valet as much as possible. Ms. Cass asked if it could be one way. Mr. Felice stated that he wasn't sure if that was possible.

Mr. Tosso stated that the new plan keeps with the site as a whole and makes it more unified. Mr. Van Arsdale asks to match the material on the walls as best as possible. Mr. Shafran noted that the new plan looks better than the previously submitted. Ms. Shafran asked if a vote was needed for temporary access. Mr. Howard stated that the temporary access plans were submitted to the town and noted that there is a risk of installing prior to Joint Land Use approval but wanted the HPC to be aware.

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

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

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

**The motion carried.**

**35-34 Avery Saunier- 36 West Main  
36 West Main St  
Block 1901 Lot 39**

**Present: Mr. Hogan – Production Manager  
Mr. Manning – Project Consultant  
Ms. Pormur - Production Manager**

Mr. Manning explained that the application was for the replacement of the cedar shack siding with new Artic white 7” Hardi plank, replacing 11 of the first-floor windows with the Anderson wood right window with divided light and replacing the front door. Mr. Van Arsdale asked if the body of the house would be white. Mr. Hogan stated that it was going to be white. Mr. Hogan noted that the gutter system will be replaced as well with the same type of gutters that exist. Mr. Van Arsdale asked if the entire house has shacks. Mr. Manning stated that the entire house was a cedar shack. Mr. Van Arsdale asked if the only windows being replaced are on the front of the house. Mr. Manning stated that was correct. Mr. Mullany asked if the shutters would be painted. Mr. Manning stated that they will be replaced with new black louvered shutters with the existing hardware. Ms. Cass asked why they were replacing cedar shacks with Hardi plank. Mr. Manning explained it was due to the cost. Mr. Van Arsdale noted that with cedar shacks there are no corner boards, and he asked what would be used. Mr. Manning stated that they would be using the Hardi trim. Mr. Van Arsdale asked if the new windows would have the same light cuts as the existing ones and Mr. Manning stated that they would.

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

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

In favor: Mr. Tosso, 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 8:30 PM.

Respectfully Submitted,

*Lisa J. Smith*

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Land Use Coordinator