

**BOROUGH OF MENDHAM  
HISTORIC PRESERVATION COMMISSION  
MINUTES OF THE APRIL 15, 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 @7:35pm  
Mr. Tosso – Present  
Ms. Shafran – Present  
Ms. Rodrigues – Present

Mr. Van Arsdale – Absent  
Mr. Mullany - Alternate #1: – Absent  
Alternate #2: - VACANT

**MINUTES:**

Approval of minutes of the regular meeting of February 21, 2024, was tabled due to lack of eligible members to vote.

**PUBLIC COMMENT:**

Ms. Shafran 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:**

**09-24 David Livingston  
54 East Main St  
Blk 604 Lot 1  
Present: Mr. and Ms. Livingston - Applicant**

Mr. Livingston started by summarizing the house portion of the application. Mr. Livingston explained that the siding will be Hardi board plank. Mr. Livingston noted that the trim will be replacing the trim, soffit corners, molding and fascia board will be replaced with Azek in the color white. Mr. Livingston noted that the front facade has shutters that will be replaced with wooden shutters and the gutters will be replaced with 5” half round with white finish. Mr. Livingston proposed changing the windows to Anderson 400, two over two windows on the entire house. Ms. Shafran asked if the downstairs windows were original, and Mr. Livingston stated that they were. Mr. Tosso asked what the color of the front door would be, and Mr. Livingston stated he wasn’t sure but possible natural wood.

Mr. Livingston continued by summarizing what is proposed for the garage. Mr. Livingston explained that there will be white cedar shakes for the siding and the exterior trim would be Azek. Mr. Livingston noted that the gutters will be 5” half round aluminum and the window will be Anderson 400 simulated divided light same as the house. Mr. Livingston stated that they are keeping the garage doors have not selected a color to paint. Mr. Encin noted that the

application uses all items from the suggested materials list and is the exactly the kind of application the HPC looks for.

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

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

In favor: Mr. Encin, Mr. Tosso, Ms. Shafran, and Ms. Rodrigues

Opposed: None

Abstentions: None

**The motion carried.**

**21-23 Peter Peckers, LLC  
9 Hampton Rd  
Blk 1904 Lot 8  
Present: Mr. Godinho - Applicant**

Mr. Godinho explained that to meet zoning requirements, the garage needs to be moved 13 ft closer to the curb. Ms. Shafran asked if anything else was being changed from the previous application. Mr. Godinho stated that the only thing changing is the position of the garage. Mr. Encin asked if the garage was moving closer to the front and Mr. Godinho stated that was correct. Mr. Godinho noted that the front will be Hardi plank, and the sides will be vinyl siding. Mr. Godinho asked for approval to put the same lights that were approved on the house to the right and left of the garage doors and also add black gooseneck lighting to the side entry door. Mr. Godinho noted that the lighting on the side entry door will be barely visible. Mr. Encin stated that as long as it is from the same lighting collection, it would be ok.

Motion was made by Ms. Shafran, seconded by Mr. Encin to approve the application as submitted with the additional lighting requested to the left and right of the garage door and at the side entry door.

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

In favor: Mr. Encin, Mr. Tosso, Ms. Shafran, and Ms. Rodrigues

Opposed: None

Abstentions: None

**The motion carried.**

**Eugene Ra ~ Chocolate Works**  
**21 East Main St**  
**Blk 1501 Lot 9**  
**Present: Mr. Ra, Sr – Applicant**  
**Mr. Ra, Jr. – Speaking for Applicant**

Mr. Ra, Jr. explained that there are two buildings on the property. One is the home out front, and the back building is the proposed candy shop. Mr. Ra, Jr. summarized the application for the installation of a Vinyl sign on the existing signposts in the front of the property to direct customers to the back building and a wood carved sign on the back building with the store name. Ms. Shafran asked if the front sign was a vinyl overlay or if it would be carved. Mr. Ra, Jr. noted that it is a sign that gets tied to the posts that exist. Ms. Shafran stated that the signs that would be approved are either a carved or composite sign. Mr. Ra, Jr. asked if the second sign that carved wood would be ok. Mr. Encin stated that the carved sign is more consistent with what the HPC looks for. Ms. Shafran asked if the vinyl sign was temporary. Mr. Ra, Jr. stated that the vinyl sign is temporary. Ms. Shafran asked if there was a light proposed and Mr. Ra, Jr. stated there was not.

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

1. Temporary vinyl sign is approved with the condition that the applicant returns with a permanent sign application for approval by August 1, 2024.
2. Carved sign for the back building is approved as submitted.

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

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

**The motion carried.**

**Black Horse Tavern & Pub**  
**1 West Main St**  
**Blk 301 Lot 1**  
**Present: Mr. Howard – Represents Villa Restaurant Group**  
**Mr. Dakin– Represents Villa Restaurant Group**

Mr. Howard explained the application to replace the windows and doors on the Pub side with the same style and size the only change is the black trim instead of the white trim on the windows. Mr. Howard explained that they are using a custom-built Anderson window. Mr. Howard noted that Anderson came out and located the code on the windows and found out they had been replaced in 1997 and were not the original windows. Mr. Howard stated that the existing front doors are rotting and difficult to close so they are proposing replacing them with the same as the existing. Mr. Howard noted that the third item on the application is the change of signage and add gooseneck lighting that would replace the existing sign on the side of the building. Ms. Shafran asked if there was lighting, and Mr. Howard stated that it was lit from ground lighting. Mr. Tosso asked if the wood barn doors were staying that are in front of the entry doors that are being proposed. Mr. Howard stated that the barn doors are staying and will be repaired. Mr. Encin asked if the windows would be black, and if the trim would remain white. Mr. Howard stated that the trim would be black and the windows clear. Mr. Encin asked if the cladding is black but the actual trim and casings around the window white. Mr. Howard said that was correct.

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

1. The window frame/divided lights will be black finish.
2. Trim and casings will remain white.

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

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

#### **DISCUSSION/MISCELLANEOUS:**

#### **ADJOURNMENT:**

There being no additional business, Ms. Shafran made a motion to adjourn, and Mr. Tosso seconded. On a voice vote, all were in favor. Ms. Shafran adjourned the meeting at 8:20 PM.

Respectfully Submitted,  
*Lisa J. Smith*  
 Lisa J. Smith  
 Land Use Coordinator