



CITY OF PLAINFIELD
HISTORIC PRESERVATION COMMISSION
 515 WATCHUNG AVENUE, ROOM 202
 PLAINFIELD, NEW JERSEY 07060



Adrian O. Mapp, Mayor

William H. Michelson, Chairman
 Lawrence T. Quirk, Vice Chairman

MEETING MINUTES- PLAINFIELD HISTORIC PRESERVATION COMMISSION
JULY 28, 2015, 7:30 PM, CITY HALL 1ST FLOOR LIBRARY, 515 WATCHUNG AVENUE, PLAINFIELD, NJ

Call to Order and Public Notice

Chairman William Michelson called the regular meeting of the Plainfield Historic Preservation Commission to order at 7:36 P.M. and in conformance with the Open Public Meetings Act read aloud the following: “This is a regularly scheduled meeting of the Historic Preservation Commission of the City of Plainfield, Union County, New Jersey. Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act in that a notice was published in the Courier News on January 1, 2015, and the notice of this meeting was posted in the City Clerk and Planning Division offices.”

2015 Historic Preservation Commission Name, Class Designation (Term Ends)	1/27/15	2/24/15	3/24/15	4/28/15	5/26/15	6/23/15	7/28/15	8/25/15	9/15/15	10/27/15	11/17/15	12/15/15
John Favazzo, Class A (12/31/2017)		X	X	X		X						
Bill Garrett, Class B (12/31/2015)		X	X				X					
Sandra Gurshman, Class B (12/31/2018)		X	X	X		X	X					
Jan Jasper, Class C (12/31/2016)		X		X			X					
Elizabeth King, Class C (12/31/2016)				X								
William Michelson, Class B (12/31/2018)		X	X	X		X	X					
Lawrence Quirk, Class A (12/31/2017)		X	X	X		X	X					
Gary Schneider, Class B (12/31/2015)		X	X	X			X					
Reginald Thomas, Class A (12/31/2018)		X	X	X		X						
Alternate Member #1 VACANT (2 year term)												
Alternate Member #2 VACANT (2 year term)												

*The January 27 and May 26 meetings were cancelled.
 Also present: HPC Consultant Barton Ross, and HPC Recording Secretary Scott Bauman*

Presentation of June 23, 2015, Meeting Minutes

Mr. Schneider made a motion to approve the June 23, 2015, meeting minutes as presented; Ms. Gurshman seconded the motion and it was approved unanimously by voice vote.

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Unfinished Business

1. Carried Applications for Certificate of Appropriateness

A. HPC 2015-03: 710 Belvidere Avenue; Block 903, Lot 2; Netherwood Heights Historic District

Otis Coney- Applicant and Owner. Hearing #1 took place March 24, 2015.

Chairman Michelson announced that the applicant is withdrawing the application for the construction of a single-family dwelling on a vacant lot. Chairman Michelson dismissed the application administratively without prejudice.

B. HPC 2015-12: 825 Hillside Avenue; Block 630, Lot 22; Putnam Watchung Historic District

Leandro Romero, L&A Contractors, LLC- Applicant; Donnell Howard- Owner

Neither the applicant nor the property owner was present. The application is for the removal of the wooden front porch and construction of a new front porch- replacing the porch foundation, framing, flooring, porch railings, stair railings, steps, porch columns, and lattice. Mr. Bauman reported that the applicant initially sent notice for the June 23 public hearing and the Commission carried the application to July 28. Ms. Gurshman expressed concern that work might be already taking place without approval; Mr. Bauman said he would inspect the property. Ms. Gurshman made a motion to carry application HPC 2015-12 to the August 25, 2015, meeting; Mr. Schneider seconded the motion and it was approved unanimously by voice vote.

C. HPC 2015-15: 516 West Sixth St; Block 768, Lot 13; State and National Register of Historic Places

St. Mary's Catholic Church- Applicant & Owner. Hearing #1 took place July 28, 2015.

Chairman Michelson announced that the applicant has requested that the application for the installation of a ground sign be carried to the September 15, 2015, meeting. Vice Chairman Quirk made a motion to carry application HPC 2015-15 to the September 15, 2015, meeting; Mr. Garrett seconded the motion and it was approved unanimously by voice vote.

New Business

1. New Applications for Certificate of Appropriateness

A. HPC 2015-13: 210 West Eighth Street; Block 714, Lot 10; Van Wyck Brooks Historic District

Judy Waters- Applicant and Owner

Mr. Bauman noted that the applicant provided adequate public notice for the meeting and the Commission has jurisdiction to proceed with the application. Judy Waters of 210 West Eighth Street introduced herself as the property owner, and Brad Needleman of Needleman Roofing, 88 Meadowbrook Road, North Plainfield introduced himself as the applicant's contractor.

Mr. Needleman informed the Commission that he intends to remove the slate shingles on the second floor roof and install CertainTeed "Hatteras" asphalt roof shingles; install new white aluminum gutters with round corrugated downspouts; and rebuild a brick chimney that has fallen into disrepair. Mr. Needleman said the decorative iron bracket that supports the chimney would remain.

Ms. Gurshman asked Mr. Needleman why he is proposing white aluminum gutters; Mr. Needleman replied that he wants the downspouts to match the white color of the house, and the existing downspouts on the house already. Mr. Needleman continued by saying there are only a select few colors available for round corrugated downspouts. Mr. Needleman said the second floor downspouts lead from the roof to the top of the first floor; the wood gable, and bargeboard are all staying and will remain unchanged.

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Chairman Michelson opened the meeting to the public; no one from the public commented. With no further discussion, Vice Chairman Quirk made a motion to approve CA 2015-13 as submitted; Ms. Gurshman seconded the motion and it was approved unanimously by voice vote.

B. HPC 2015-16: 1303 Watchung Avenue; Block 630, Lot 21; Hillside Avenue Historic District

Stephen McGarr & Kenneth Moynihan- Applicant and Owner

Mr. Bauman noted that the applicant provided adequate public notice for the meeting and the Commission has jurisdiction to proceed with the application. Mr. McGarr and Mr. Moynihan of 1303 Watchung Avenue introduced themselves to the Commission and informed them that they intend to replace a 6-foot wooden stockade fence around the rear yard and side yard and erect a 6-foot wood privacy fence of different design than the existing fence. The new fence will have a crosshatch pattern at the top, noted as “option #1” in the application submission.

Ms. Gurshman asked if there will be a gate; Mr. Moynihan said there will be two gates- each 6 feet tall, and 5 feet wide- he further described the proposed location of each gate. Chairman Michelson said the first fence choice is ok. Chairman Michelson opened the meeting to the public; no one from the public commented.

Vice Chairman Quirk made a motion to approve CA 2015-16: the replacement of an existing 6 foot tall stockade fence with a new fence- same height, the design being Option 1 as shown on the applicant’s submission, with the two gates as shown. Mr. Garrett seconded the motion. After further discussion, Vice Chairman Quirk amended his motion to state that the Commission has no objection to the 6-foot fence height, along the perimeter of the existing fence as shown, and the approval is subject to zoning laws. Mr. Garrett seconded the amended motion and it was unanimously approved by voice vote.

C. HPC 2015-17: 816 Carlton Avenue; Block 639, Lot 7; Putnam Watchung Historic District

Darryl Damon- Applicant and Owner

Neither the applicant nor an appointed representative was present. Mr. Bauman informed the Commission that the applicant provided adequate public notice for the meeting. Ms. Gurshman made a motion to carry application HPC 2015-17 to the August 25, 2015, meeting; Vice Chairman Quirk seconded the motion and it was approved unanimously by voice vote.

D. HPC 2015-18: 814 Kensington Avenue; Block 638, Lot 8; Putnam Watchung Historic District

Anthony Maya - Applicant and Owner

Chairman Michelson said the applicant withdrew his proposal to erect fencing in the front, rear, and side yards, and to erect a wood pergola in the rear yard. Chairman Michelson dismissed the application without prejudice.

E. HPC 2015-19: 966 Hillside Avenue; Block 821, Lot 6; Hillside Avenue Historic District

Peter & Libia Price - Applicant and Owner

Mr. Bauman noted that the applicant provided adequate public notice for the meeting and the Commission has jurisdiction to proceed with the application. Mr. Price informed the Commission that he proposes to install a 3.5 foot high decorative wooden picket fence in the front and side yard as shown in the marked up property survey. Mr. Price said that the fence would give his property character and he described the proposed location as running down the side of his driveway, across the front yard, and

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ending where it meets mature boxwood hedges; Mr. Price added that he wants to keep the fence simple in style. Mr. Price stated that there will be a gate at the front yard walkway and the driveway will not be fenced in. Mr. Price intends to paint the fence once it is acclimated to the outdoors.

Chairman Michelson opened the meeting to the public; no one from the public commented. Vice Chairman Quirk made a motion to approve CA 2015-19 as submitted, with the location of the fencing as shown on the property survey. Ms. Jasper seconded the amended motion and it was unanimously approved by voice vote.

Discussion

1. New Historic Districts or the Possible Expansion of Existing Historic Districts

Chairman Michelson reported that he is planning to give a talk at an upcoming Netherwood Heights Historic District meeting about expanding the district. Chairman Michelson continued by saying that the district was created at a time when the ordinance was different and properties were in the district while the opposing side of the street was not in the district. There are 93 houses in the district now, and Chairman Michelson said he is thinking 130 is more appropriate.

2. Revisions to the By-Laws of the Historic Preservation Commission

Chairman Michelson reported that he made informal notes about the by-laws and that he will give Vice Chairman Quirk a copy for his review. This item should remain on the meeting agenda.

3. Facebook page for the Historic Preservation Commission

Mr. Schneider created a Facebook page for the Commission; the page is not public and he distributed a handout that depicted what the Facebook page looks like. Mr. Schneider narrated each page of the handout to the Commission, describing his ideas and the content of each page. Ms. Jasper asked how comments would be handled; Mr. Schneider said they would be filtered.

Mr. Schneider said the Facebook page could be used to market contests; an example would be to invite folks to send in photographs, post them, put them up for a vote, and the top vote getter would win a prize-something from a local vendor who would be recognized for the donation. Prizes would encourage Facebook visits. Chairman Michelson said owner's consent is needed for home photographs. Mr. Schneider and Mr. Favazzo will work together on creating contest rules.

Chairman Michelson said that the Planning Division should be privy to the password information for the page; Mr. Schneider agreed and said that the Facebook page would be linked to the Commission website as well. Ms. Jasper commented that the public's ability to post on the page and get a response is what makes a website popular. Chairman Michelson asked what the next step is; Mr. Schneider said to make the site public.

4. Plainfield Certified Local Government Status in NJ- Barton Ross memorandum dated June 28, 2015

Mr. Ross narrated a June 28, 2015, memorandum he prepared that was distributed to the Commission via their meeting packet. Mr. Ross said since Plainfield is a Certified Local Government, there is the opportunity to apply for grant funds to expand historic districts. Mr. Ross added that being a Certified Local Government gives the city the opportunity to comment on Section 106 reviews on projects. Being a CLG heightens the level of connection with the State Historic Preservation Office.

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Reports

1. Community Outreach / Historic Preservation Awareness Committee

Spanish Translation of Design Guidelines: Mr. Bauman reported to the Commission that there is a delay in the release of the document regarding the Acknowledgements page of the guidelines. Once the matter is resolved, the document will be released to the public and posted on the city and HPC's website.

2. Ordinance Revision Committee

See discussion of By-Laws above.

3. Architectural Review Committee

Ms. Gurshman reported on the activities of the Architectural Review Committee for July. Vice Chairman Quirk said he was approached and asked for reference to a contractor who can work on box gutters- anyone with references is asked to contact him.

Adjournment

There being no further business, Vice Chairman Quirk made a motion for adjournment, seconded by Ms. Gurshman; all voted in favor, none opposed. The meeting adjourned at 9:11 PM

Respectfully submitted,

Scott Bauman

Scott Bauman, AICP, PP

Principal Planner / HPC Secretary, Plainfield Planning Division

Prepared: August 10 2015

Approved by the Historic Preservation Commission: August 25, 2015