



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



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

Adrian O. Mapp, Mayor

**MEETING MINUTES- PLAINFIELD HISTORIC PRESERVATION COMMISSION**  
**MARCH 22, 2016, 7:30 PM, CITY HALL 1<sup>ST</sup> 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 7:48 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)	1/26/16	2/23/16 (cancelled)	3/22/16	4/26/16	5/24/16	6/28/16	7/26/16	8/23/16	9/27/16	10/25/16	11/15/16	12/20/16
<b>John Favazzo, Class A (12/31/2017)</b>	X		X									
<b>Bill Garrett, Class B (12/31/2019)</b>			X									
<b>Sandra Gurshman, Class B (12/31/2018)</b>	X		X									
<b>Jan Jasper, Class C (12/31/2016)</b>	X											
<b>Elizabeth King, Class C (12/31/2016)</b>	X											
<b>William Michelson, Class B (12/31/2018)</b>	X		X									
<b>Lawrence Quirk Class A (12/31/2017)</b>	X		X									
<b>Gary Schneider, Class C (12/31/2019)</b>			X									
<b>Reginald Thomas, Class A (12/31/2018)</b>			X									
<b>Alternate Member #1 VACANT (2 year term)</b>												
<b>Alternate Member #2 VACANT (2 year term)</b>												

*Also present: HPC Consultant Barton Ross, and HPC Recording Secretary Scott Bauman*

**Presentation of December 15, 2015, Meeting Minutes**

Mr. Schneider made a motion to approve the December 15, 2015, meeting minutes as submitted; Mr. Garrett seconded the motion and it was unanimously approved by voice vote. Commissioners Favazzo, Gurshman, and Thomas abstained from voting.

**Presentation of January 26, 2016, Meeting Minutes**

Ms. Gurshman made a motion to approve the January 26, 2016, meeting minutes as submitted; Vice Chairman Quirk seconded the motion and it was unanimously approved by voice vote. Commissioners Garrett, Schneider, and Thomas abstained from voting.

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**Unfinished Business**

**1. Carried Application for Certificate of Appropriateness**

HPC 2015-24: 919 Madison Avenue; Block 758, Lot 29; Van Wyck Brooks Historic District  
Quelhas Construction Group- Applicant & Owner

Mr. Bauman reported that the applicant is withdrawing his request to remove the asphalt at the driveway apron and replace it with concrete and grass. Ms. Gurshman made a motion to dismiss the application without prejudice; Mr. Schneider seconded the motion and it was unanimously approved by voice vote.

**New Business**

**1. Amended Certificate of Appropriateness Hearing**

HPC 2013-10: 161 Crescent Avenue; Block 832, Lot 7; Crescent Area Historic District  
165 Crescent Avenue, LLC; Habib Khan- Applicant & Owner

Chairman Michelson gave Commissioners the background of the application. Mr. Habib Khan of 6 Big Ramapo Road, Saddle River, New Jersey introduced himself to the Commission. Mr. Khan introduced his window contractor Mr. Dan Politi of 2012 86<sup>th</sup> Street, North Bergen, New Jersey.

Mr. Khan said he is replacing 115 windows on the three sides that are visible and he wanted to know if he can do it without any inserts (muntins). Commission members expressed a preference to have the muntin patterns the way they were on the original windows. Mr. Khan said replacing the muntins would be complicated and expensive. Vice Chairman Quirk asked Mr. Khan if he is proposing to use L-200 windows; Mr. Khan said he is using L-200 replacement windows. Mr. Favazzo said the building is colonial revival style. When asked how muntins are attached to the window, Mr. Politi described in detail the different types of grilles and how they are applied. Mr. Khan wants to add muntins that are not in between the glass but instead adhered onto the inside and outside window without a spacer bar on the inside. Adding the spacer bar to each window would increase the total cost of the project by 20%, or \$20,000.

The Commission was asked whether it preferred simulated divided lites with or without the spacer bar. Mr. Ross added that it would be important for a key house but not in the case of a building with replacement windows already installed. Mr. Politi added that the number of muntins depends on the width and height of the window: 36"x54" are 8 over 8; 22"x54" are 6 over 6; and 20"x38" and 4 over 4. Mr. Politi added that he wouldn't try 8 over 8 on anything narrower than 36 inches.

Chairman Michelson opened the meeting to the public. Rich Sudol of 313 Franklin Place asked the Commission to make sure that the new windows are divided lite but it is fine without the spacer bar. Chairman Michelson closed the public portion of the meeting.

Vice Chairman Quirk said that despite the history, the applicant hasn't done anything in 3 years, and now he is back asking for more indulgence. If we give Mr. Khan this break, he would like to see the project happen now. Chairman Michelson asked Mr. Khan if approved would the project be done by the end of the year; Mr. Khan said yes and Mr. Politi added that the lead time needed would be between 6 to 12 weeks. Vice Chairman Quirk wants the Commission to add to any approval a condition that if the work is not done by

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December 31, 2016, the approval would lapse, true divided lites would be required, and the applicant could forfeit the \$5,000.00 bond.

Being no further discussion, Vice Chairman Quirk made a motion to approve in the following manner:

1. All wood replacement double-hung windows will be TrimLine Model L200 Simulated Divided Lite without spacer bar between the glass and with cPVC sill;
2. Replacement windows shall be sized to fit existing openings; number of window panes and SDL non-removable wood muntins to match historic wood window sash in each location (8/8 sash measuring 36" x 54", 6/6 sash measuring 22" x 54" or 4/4 sash measuring 20" x 38");
3. Existing wood window frames shall be retained and repaired where possible. The aluminum coil stock which had been applied over the existing frames when the unapproved vinyl windows were installed shall be removed and the frames restored (typical all elevations); and
4. Applicant to forfeit the \$5,000.00 escrow (check #1066 dated October 16, 2013 drawn by 165 Crescent Avenue, LLC) in the event every window specified above is not replaced and installed by 12/31/16.

**Crescent Avenue (East) Elevation- 38 Windows:** Remove 25 vinyl windows and install 25 new wood windows according to the specifications above. The other 13 original wood windows shall be retained and repaired.

**East Seventh Street (North) Elevation- 52 Windows:** Remove 30 vinyl windows and install 30 new wood windows. The remaining 22 original wood windows shall be retained and repaired. In the recessed courtyard area, behind and next to the fire escapes, the existing French doors on the second level shall be retained and repaired. The set of six original wood windows adjacent to the fire escape shall also be retained and repaired.

**Parking Lot (West) Elevation- 31 Windows:** Remove 31 vinyl windows and install 31 new wood windows according to the specifications above.

**Rear (South) Elevation- 66 Windows:** Remove 28 wood windows and install 28 vinyl windows; these 28 windows and the previously installed 31 vinyl windows are approved and considered permanent as they are not visible from Crescent Avenue. At the east end of this elevation between the quoins, 4 vinyl windows shall be removed and replaced with wood windows, as they are visible from Crescent Avenue. The remaining 3 original wood windows shall be retained and repaired.

Mr. Schneider seconded the motion and it was unanimously approved by voice vote.

#### **Discussion**

1. **State Historic Preservation Office Follow-Up to 2015 Evaluation of Plainfield's CLG Status**

Chairman Michelson informed the Commission that he followed up with the SHPO and he was told that we have one of the best programs in the state. To follow up on the SHPO recommendations, the GPC is

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reclassifying memberships to even up the classes of memberships, and more commissioners will go to seminars this year.

**2. New Historic Districts or the Possible Expansion of Existing Historic Districts**

Chairman Michelson informed the Commission that Crescent Area Historic District may want to expand, and Hillside asked for more time to develop their newly-revived organization.

**3. 2015 Historic Preservation Award**

Winners have been selected and they will be contacted and asked to attend the May 24, 2016, meeting to accept their award.

**4. 2016 Certified Local Government Grant: Expansion of Existing Historic Districts**

Mr. Ross submitted a grant application to the State Historic Preservation Office for the expansion of the Van Wyck Brooks and Netherwood Heights Historic Districts. Vice Chairman Quirk and Chairman Michelson are working with Mr. Ross on the actual number of properties and their locations. The grant does not require a municipal match and the city is requesting the \$25,000 maximum.

**5. Revisions to the By-Laws of the Historic Preservation Commission**

Chairman Michelson and Vice Chairman Quirk are working on revised by-laws and will report to the Commission when the draft is complete.

**6. Dolbeer-Ware House (Lampkin House); 850 Terrill Road**

Mr. Bauman informed the Commission that the city may be acquiring title to the house in the next few months. The application for the nomination to the State and National Registers of Historic Places may be heard by the State Historic Sites Council this summer. Nomination to the State and National Registers is required prior to the city utilizing Union County grant funds for the stabilization of the building.

**7. Certificate of Appropriateness Fee Schedule**

The Commission opted to not take any action on the \$50.00 Certificate of Appropriateness application.

**Adjournment**

There being no further business, Ms. Gurshman made a motion for adjournment, seconded by Mr. Schneider; all voted in favor, none opposed. The meeting adjourned at 9:14 PM

Respectfully submitted,

*Scott Bauman*

Scott Bauman, AICP, PP

Principal Planner / HPC Secretary, Plainfield Planning Division

Prepared: April 18, 2016

Approved by the Historic Preservation Commission: April 26, 2016