



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
JULY 26, 2016, 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 7:34 P.M. and in conformance with the Open Public Meetings Act read aloud the following: "In compliance with the Open Public Meetings Act, this is a regularly scheduled meeting of the Historic Preservation Commission of the City of Plainfield. Adequate notice of this meeting was given in accordance with the Open Public Meetings Act, the annual meeting schedule was published in the Courier-News on January 30, 2016, and copies of the meeting schedule are posted in the offices of the City Clerk and Planning Division. I ask that everyone including Commission members please turn their cell phones to silence or vibrate and not take or send any electronic messages during this meeting."

Roll Call

2016 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
John Favazzo, Class A (12/31/2017)	X		X	X	X	X	X					
Bill Garrett, Class B (12/31/2019)		C	X	X	X	X	X					
Sandra Gurshman, Class B (12/31/2018)	X	A	X	X	X	X	X					
Jan Jasper, Class C (12/31/2016)	X	N					X					
Elizabeth King, Class C (12/31/2016)	X	C		X	X	X	X					
William Michelson, Class B (12/31/2018)	X	E	X	X	X	X	X					
Lawrence Quirk, Class A (12/31/2017)	X	L	X	X		X	X					
Gary Schneider, Class C (12/31/2019)		L	X	X	X	X	X					
Reginald Thomas, Class A (12/31/2018)		E	X		X	X	X					
Alternate Member #1 VACANT (2 year term)		D										
Alternate Member #2 VACANT (2 year term)												

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

Presentation of June 28, 2016, Meeting Minutes

Vice Chairman Quirk made a motion to carry the June 28, 2016, meeting minutes to the September 27, 2016, meeting; Ms. King seconded the motion and it was approved unanimously by voice vote.

MEETING MINUTES- PLAINFIELD HISTORIC PRESERVATION COMMISSION
JULY 26, 2016, 7:30 PM, CITY HALL 1ST FLOOR LIBRARY, 515 WATCHUNG AVENUE, PLAINFIELD, NJ

New Business

1. Certificate of Appropriateness Application HPC 2016-06

1214 Putnam Avenue. Block 635, Lot 2. Putnam Watchung Historic District.

Ruthven Richardson- Applicant & Owner

Ms. King recused herself from the hearing since she is a property owner within 200 feet of 1214 Putnam Avenue. HPC Secretary Mr. Bauman informed the Commission that Mr. Richardson's public hearing notice was inadequate and that the Commission did not have jurisdiction to hold a formal hearing. Mr. Ruthven Richardson of 1214 Putnam Avenue, Plainfield, agreed to an informal discussion with the Commission.

Mr. Richardson said he wants to replace the original wood porch railing with new porch railing similar to neighboring houses. Mr. Richardson provided pictures of the railings of neighboring houses as part of his application submission. Vice Chairman Quirk asked Mr. Richardson why he could not replace the railing with original design railing; Mr. Richardson said he could not do it. Mr. Favazzo reminded Mr. Richardson that the city has design guidelines and they say you need to replace railings as they were.

The Commission discussed styles, dimension, and railing material; Mr. Richardson agreed to submit a porch railing sketch with the understanding that if the replacement railing has the same dimension, material, and height as the original railing, a Certificate of Appropriateness is not required.

2. Certificate of Appropriateness Application HPC 2016-07

963 Hillside Avenue. Block 815, Lot 9. Hillside Avenue Historic District. Ahmed Anwar- Applicant & Owner

HPC Secretary Mr. Bauman informed the Commission that the public hearing notices for this application are adequate and the Commission has jurisdiction to hear the application.

Mr. Anwar of 963 Hillside Avenue introduced himself to the Commission and informed them that he proposes to install a 13'-10" high x 10' wide vinyl gazebo in the rear yard of 963 Hillside Avenue. The gazebo will be used in a wedding ceremony scheduled for August. Chairman Michelson said that the Commission does not allow vinyl; Mr. Anwar said a wood gazebo cost three times more than a vinyl gazebo and it would take 4 to 6 weeks to construct a new wood gazebo. Mr. Anwar added that the gazebo presents no variance conditions- the structure meets the height and setback requirements.

Chairman Michelson opened the meeting to the public; no one from the public commented and Chairman Michelson closed the meeting to the public. Ms. Gurshman made a motion to approve the installation of a freestanding vinyl octagon pagoda gazebo measuring 13'-10" high x 10'-0" wide to be installed over gravel with no permanent foundation. The gazebo shall be located in the rear yard as shown in black pen on Sheet SP1 Site Plan. The gazebo is a new structure, not replacing an existing or pre-existing wood structure. The gazebo will not be attached to any existing structure. Vice Chairman Quirk added that the case stands on its own and the Commission will not be bound in future applications. Mr. Thomas seconded the motion and after a roll call vote, the motion passed 5 yes, 3 no, 1 abstention.

John Favazzo (YES)

Bill Garrett (YES)

Sandy Gurshman (YES)

Jan Jasper (ABSTAIN)

Elizabeth King (YES)

William Michelson (NO)

Lawrence Quirk (NO)

Gary Schneider (NO)

Reginald Thomas (YES)

MEETING MINUTES- PLAINFIELD HISTORIC PRESERVATION COMMISSION
JULY 26, 2016, 7:30 PM, CITY HALL 1ST FLOOR LIBRARY, 515 WATCHUNG AVENUE, PLAINFIELD, NJ

New Business (continued)

3. Certificate of Appropriateness Application HPC 2016-08

1423 Watchung Avenue. Block 630, Lot 6. Broadway Historic District
Diane Barnett - Applicant & Property Owner

Mr. Bauman informed the Commission that Ms. Barnett informed him that she was unable to attend the meeting, but her contractor would represent her. The Certificate of Appropriateness application is for the installation of four (4) freestanding columns at the entrance and exit of the circular driveway facing Woodland Avenue (two columns at each driveway terminus).

Mr. Bauman noted that the public hearing notices for this application are adequate and the Commission has jurisdiction to hear the application. After announcing the application, it was learned that no one was present to represent Ms. Barnett. The HPC carried the application to the September 27, 2016, meeting with no further notice required. Chairman Michelson asked Mr. Bauman to inform the applicant to provide a cut sheet for the lights, column height, and column material.

4. Discussion and Adoption of Draft By-Laws

The HPC discussed the revised draft by-laws and engaged in changing the wording in Article II, paragraph 207 addressing unexcused absences from meetings. After the discussion, Vice Chairman Quirk made a motion to adopt the by-laws including revised paragraph 207 as read aloud by Chairman Michelson, and to include the by-laws on the city's website. Ms. Gurshman seconded the motion and it was passed unanimously by voice vote.

Discussion

1. August 23, 2016, HPC Meeting Cancellation

After a brief discussion, the HPC agreed to cancel the August 23, 2016, meeting; Mr. Bauman will make the appropriate announcements.

2. Dolbeer-Ware House (Lampkin House): 850 Terrill Road. Block 921, Lot 15.02

Chairman Michelson informed the Commission that several weeks ago the City demolished the main house but not the barn. Moving forward includes what to do with the land. The property is a local landmark and not part of a historic district. The local landmark listing runs with the land. Chairman Michelson said he would like to see the barn preserved and the HPC should have a nod in the design of a new house. The owner / city should come to the HPC for Certificate of Appropriateness.

Vice Chairman Quirk noted the house would be modern and behind it a 150-year old barn, and work to the barn could require a Certificate of Appropriateness. Mr. Ross advised the Commission not to de-list the property. Chairman Michelson added that let the developer come in and tell the HPC what they want to build and the condition / purpose of the barn, and defer the de-listing question for the time being.

3. Relocation of the Sutphen House: 201-209 West Second Street. Block 245, Lot 3

Chairman Michelson informed the Commission that there is no new news to report since the June HPC meeting.

MEETING MINUTES- PLAINFIELD HISTORIC PRESERVATION COMMISSION
JULY 26, 2016, 7:30 PM, CITY HALL 1ST FLOOR LIBRARY, 515 WATCHUNG AVENUE, PLAINFIELD, NJ

Reports

1. Community Outreach Committee: Mr. Favazzo said he thinks the HPC should attend the Tri-County History Fair being held on Saturday October 22, 2016. Mr. Favazzo added that there is a September 1 deadline to sign up as a participant. Commission members agreed and Vice Chairman Quirk made a motion authorizing the HPC to participate in the Tri-County History Fair being held on October 22, 2016, and to establish a budget up to \$100.00. Mr. Schneider seconded the motion and it was approved unanimously by voice vote.
2. Ordinance Review Committee: Mr. Bauman reported that he is drafting revisions to the city land use ordinance. Mr. Bauman will email Chairman Michelson and Vice Chairman Quirk the sections of the land use ordinance addressing the Historic Preservation Commission.
3. Architectural Review: Mr. Ross informed the Commission that he is working with the owner of 1220 Watchung Avenue to get the porch repair work done correctly. Mr. Bauman directed the attention of the Commission to their meeting packets where letters approving work not requiring a Certificate of Appropriateness are attached.

Adjournment

There being no further business, Vice Chairman Quirk made a motion for adjournment, seconded by Ms. King; all voted in favor, none opposed. The meeting adjourned at 9:42 PM

Respectfully submitted,

Scott Bauman

Scott Bauman, AICP, PP
Principal Planner / HPC Secretary, Plainfield Planning Division
Prepared: August 10, 2016

Approved by the Historic Preservation Commission: September 27, 2016