



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
OCTOBER 25, 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 7:33 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	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		X	X		
Bill Garrett, Class B (12/31/2019)		C	X	X	X	X	X	C	X	X		
Sandra Gurshman, Class B (12/31/2018)	X	A	X	X	X	X	X	A	X	X		
Jan Jasper, Class C (12/31/2016)	X	N					X	N		X		
Elizabeth King, Class C (12/31/2016)	X	C		X	X	X	X	C	X	X		
William Michelson, Class B (12/31/2018)	X	E	X	X	X	X	X	E	X	X		
Lawrence Quirk, Class A (12/31/2017)	X	L	X	X		X	X	L	X	X		
Gary Schneider, Class C (12/31/2019)		L	X	X	X	X	X	L	X	X		
Reginald Thomas, Class A (12/31/2018)		E	X		X	X	X	E	X	X		
Alternate Member #1 VACANT (2 year term)		D						D				
Alternate Member #2 VACANT (2 year term)												

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

Presentation of September 27, 2016, Meeting Minutes

Mr. Schneider made a motion to approve the September 27, 2016, meeting minutes as presented; Ms. King seconded the motion and it was approved unanimously by voice vote.

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New Business

1. Certificate of Appropriateness Application HPC 2016-12. 1015 South Avenue. Block 645, Lot 7 Plainfield Engine 4 Station. Listed on the State & National Register of Historic Places in 1993

HPC Secretary Bauman informed the Commission that the applicant noticed properly and that the Commission has jurisdiction to hear the application. Captain Walter Thompson and Lieutenant John Reed of the Plainfield Fire Division, 315 Central Avenue, Plainfield, introduced themselves to the Historic Preservation Commission. Chairman Michelson acknowledged that the Commission heard the proposal informally last month and at this meeting the Commission is prepared to make a decision.

Lt. Reed informed the Commission that the proposal consists of widening the left-side garage bay opening by twelve inches and installing two new replacement Clopay doors (red color) at Engine 4 Station. Lt. Reed said he followed up with their architect about ways to even the door widths and she said that there is no trim that could make the doors seem the same size. Ms. Gurshman asked about the number of windows and their placement on the new doors; Lt. Reed said there will be four windows on each garage door, and they will be equally spaced. Ms. Gurshman added that four windows equally spaced might mitigate the differences in size between the two bay openings. Mr. Thomas confirmed with Lt. Reed that the new bay opening will be six inches wider on each side.

Chairman Michelson opened the meeting to the public; no one from the public commented on the proposal and Chairman Michelson closed the hearing to the public. After further discussion, Vice Chairman Quirk made a motion to grant a Certificate of Appropriateness to approve the proposal to widen the left-side garage bay opening by twelve inches from 9'-10" to 10'-10" as per plans prepared by Hildie Lazar, AIA, dated September 20, 2016, and for the replacement of two garage doors with new polystyrene doors, red in color. Each door shall have four windows, and the windows shall have curved edges. Ms. King seconded the motion and it was approved unanimously.

John Favazzo (YES)

Bill Garrett (YES)

Sandy Gurshman (YES)

Jan Jasper (YES)

Elizabeth King (YES)

William Michelson (YES)

Lawrence Quirk (YES)

Gary Schneider (YES)

Reginald Thomas (YES)

**2. Carried Certificate of Appropriateness Application HPC 2016-08
1423 Watchung Avenue. Block 630, Lot 6. Broadway Historic District
Diane Barnett - Applicant & Owner**

HPC Secretary Bauman reminded the Commission that on July 26, 2016, the Commission carried this application and at that time, the applicant noticed properly; the Commission has jurisdiction to hear the application.

Ms. Diane Barnett and Colin Peters introduced themselves as owners of 1423 Watchung Avenue. Ms. Barnett said the previous owner had constructed light posts without permits and at the request of the city they were removed. Ms. Barnett proposes to construct four new brick columns on both ends of the circular driveway along Woodland Avenue. The new columns will be 30 inches square and four feet in height. The columns will be located two feet from the driveway. The three northerly columns will not be within the sight triangle. The light fixture affixed to the column will be one foot in height. The light fixture will be solar powered.

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New Business (continued)

Chairman Michelson noted the proximity of the southernmost column to the sight triangle from the intersection of Woodland Avenue and Watchung Avenue; Mr. Bauman volunteered to measure the sight triangle area with Ms. Barnett- this was acceptable to the Commission and Ms. Barnett. Mr. Thomas suggested the contractor construct a mockup and place it in the proposed location. Mr. Favazzo asked if there would be coping on top of the brick, Ms. Barnett said a bluestone slab will be in place. Chairman Michelson asked Ms. Barnett if she considered different styles of light fixtures; Ms. Barnett said other Victorian styles are too delicate in her opinion. Mr. Favazzo commented the proposed light fixture is Arts and Crafts style, slightly off for the period of the house. Ms. Jasper said she was ok with the proposed light fixture, Mr. Garrett agreed with Ms. Jasper.

Chairman Michelson opened the meeting to the public; no one from the public commented on the proposal and Chairman Michelson closed the hearing to the public. After further discussion, Vice Chairman Quirk made a motion to grant a Certificate of Appropriateness to approve the installation of four (4) freestanding columns to be located two feet from the side edge of the driveway and behind the sight triangle area. Each column will be covered in distressed brick, thirty inches square and four feet high with a solar light fixture installed atop the column and the light shall be no more than one foot in height. The Certificate of Appropriateness is subject to the sight triangle easement requirement set forth in the city land use ordinance Section 17:11-10. Chairman Michelson made a motion to amend the motion giving the property owner the option to move the columns two feet further west to avoid the sight triangle. Vice Chairman Quirk accepted the amended motion and Ms. King seconded the amended motion and it was approved unanimously.

John Favazzo (YES)	Bill Garrett (YES)	Sandy Gurshman (YES)	Jan Jasper (YES)
Elizabeth King (YES)	William Michelson (YES)	Lawrence Quirk (YES)	Gary Schneider (YES)
Reginald Thomas (YES)			

3. Certificate of Appropriateness Application HPC 2016-09
922 Putnam Avenue. Block 642, Lot 3. Putnam Watchung Historic District
Steven Agudelo - Applicant & Property Owner

HPC Secretary Bauman informed the Commission that the applicant noticed properly and that the Commission has jurisdiction to hear the application. Mr. Agudelo of 922 Putnam Avenue introduced himself to the Commission and told them that he proposes to install an 8' tall wood stockade fence in the rear yard, and install decorative red stone or river stone in the driveway, and to create a parking area for six vehicles in the rear yard. Mr. Agudelo said the property contains three apartments, he lives in one of the units, and the property has a deep back yard. The Zoning Board of Adjustment recently approved a variance for the 8-foot fence- it was needed to keep dumping from occurring in the rear yard. Mr. Agudelo said the parking area will be in the rear yard, not subject to view. When asked about the number of cars on the property, Mr. Agudelo said some are owned by the tenants, and others are his own hobby cars.

Chairman Michelson opened the meeting to the public; no one from the public commented on the proposal and Chairman Michelson closed the hearing to the public. After further discussion, Vice Chairman Quirk made a motion to grant a Certificate of Appropriateness to approve the installation of an eight foot high wooden privacy fence at the rear yard of the property as submitted and to install a stone

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New Business (continued)

driveway on the east side of the house and parking lot behind the house. The owner shall have the option to use decorative red stone or river stone for the driveway and parking area. Ms. Gurshman seconded the motion and it was approved unanimously.

John Favazzo (YES)	Bill Garrett (YES)	Sandy Gurshman (YES)	Jan Jasper (YES)
Elizabeth King (YES)	William Michelson (YES)	Lawrence Quirk (YES)	Gary Schneider (YES)
Reginald Thomas (YES)			

4. Certificate of Appropriateness Application HPC 2016-11
443 Stelle Avenue. Block 755, Lot 1.01. Van Wyck Brooks Historic District
Joseph DeMeyer- Applicant & Property Owner

HPC Secretary Bauman informed the Commission that the applicant noticed properly and that the Commission has jurisdiction to hear the application. Mr. Joseph DeMeyer of 443 Stelle Avenue, Plainfield, introduced himself to the Commission and informed them that he is proposing to extend an existing driveway in a semi-circular fashion to create a new entrance and exit. As part of this proposal, Mr. DeMeyer is proposing to install a concrete driveway apron, cover the entire driveway area with river rock, and cover the parking area in front of the detached garage with 780 square feet of asphalt.

Chairman Michelson asked if trees will be removed as part of the proposal; Mr. DeMeyer said he is not removing any trees. Ms. Jasper asked where the new driveway is being located; Mr. DeMeyer said the driveway is being located thirteen feet from adjacent Lot 2. Upon questioning by Vice Chairman Quirk, Mr. DeMeyer outlined where he intends to use the river stone and where he intends to utilize paving asphalt on his property. The area proposed to be paved is not visible from the public right-of-way; Mr. DeMeyer added that that area is being paved to accommodate vehicle turning maneuvers.

Chairman Michelson opened the meeting to the public; no one from the public commented on the proposal and Chairman Michelson closed the hearing to the public. After further discussion, Vice Chairman Quirk made a motion to grant a Certificate of Appropriateness to create a new driveway entrance onto Stelle Avenue located thirteen feet from the easterly property line, and joining the existing driveway at the rear of the property. The driveway apron shall be tinted concrete and shall be located 13 feet east of adjacent Lot 2. Ms. Jasper seconded the amended motion and it was approved unanimously.

John Favazzo (YES)	Bill Garrett (YES)	Sandy Gurshman (YES)	Jan Jasper (YES)
Elizabeth King (YES)	William Michelson (YES)	Lawrence Quirk (YES)	Gary Schneider (YES)
Reginald Thomas (YES)			

5. Certificate of Appropriateness Application HPC 2016-13
826 Hillside Avenue. Block 634, Lot 7. Putnam Watchung Historic District
Applicant- Christopher Delgado. Property Owner- Golden Crest Investment Group, LLC

HPC Secretary Bauman informed the Commission that the applicant noticed properly and that the Commission has jurisdiction to hear the application. Ms. King recused herself from the hearing since she is a property owner within 200 feet of 826 Hillside Avenue. Mr. Christopher Delgado and Mr. Manuel Robinson of 11 Suburbia Terrace, Jersey City, introduced themselves to the Commission as

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New Business (continued)

investor/owners of 826 Hillside Avenue. Mr. Delgado said he and his partner propose to repair/replace damaged porch floorboards where needed; replace damaged handrails and base rails; install new rail spindles; repair damaged column bases and capitals; and install new wood lattice underneath the porch.

Mr. Delgado described the condition of the porch, column bases and floorboards. The new porch railing will be 36 inches high to comply with code. The existing porch floorboards are parallel with the street. New lattice will be square pattern as opposed to diamond and will have a wood frame surround. The new handrail spindles will match the French Second Empire style of the building. The applicant proposes to sand and re-stain the porch ceiling. The Commission and the applicant reviewed pictures of the porch and a plan titled "Proposed Front Porch Repair" sheet SK-01 dated September 27, 2016 (preparer unknown).

Chairman Michelson opened the meeting to the public; Elizabeth King of 818 Webster Place welcomed Messrs. Delgado and Robinson to the area and thanked them for thinking historical; she is looking forward to seeing the completed porch. Chairman Michelson closed the hearing to the public. After further discussion, Vice Chairman Quirk made a motion to grant a Certificate of Appropriateness to approve the proposed repair work to the front porch including floorboards, column base, and lattice as per plan sheet SK-01 submitted by the applicant, to include bullnose treads for any replacement steps. Mr. Schneider seconded the motion and it was approved unanimously.

John Favazzo (YES)	Bill Garrett (YES)	Sandy Gurshman (YES)	Jan Jasper (YES)
Elizabeth King (YES)	William Michelson (YES)	Lawrence Quirk (YES)	Gary Schneider (YES)
Reginald Thomas (YES)			

Mr. Delgado thanked the Commission for their time. Mr. Delgado mentioned that there is a street tree in the public right-of-way that is in poor health and he wants to know whether the city can remove the tree. Chairman Michelson cited Section 17:10-4.A.6 of the city land use ordinance stating a Certificate of Appropriateness is needed for the removal of living trees measuring 18 inches or more in diameter at breast height, located within the public right-of-way. Vice Chairman Quirk made a motion to amend the Certificate of Appropriateness to permit removal of a tree in the public right of way, as per the picture of the tree submitted by the applicant. Mr. Schneider seconded the motion and it was approved unanimously.

John Favazzo (YES)	Bill Garrett (YES)	Sandy Gurshman (YES)	Jan Jasper (YES)
Elizabeth King (YES)	William Michelson (YES)	Lawrence Quirk (YES)	Gary Schneider (YES)
Reginald Thomas (YES)			

6. Discussion: 2016 Historic Preservation Award Program

Commission members discussed candidates eligible for nomination to receive the award. It was agreed that the next awards program will take place in Spring, 2017.

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New Business (continued)

7. Discussion: 2017 Historic Preservation Conference: Call for Proposals for Sessions and Workshops

Chairman Michelson asked Commissioners to take note of the call by the State Historic Preservation Office for proposals in their meeting packets and consider ideas for discussion at the next Historic Preservation Commission meeting.

Old Business

1. Historic Preservation Survey for District Expansions

Chairman Michelson reported that the State Historic Preservation Office (SHPO) received the paperwork from the National Park Service and that the SHPO will meet with each municipality to discuss the details involved with grant management.

Reports

- 1. Community Outreach Committee:** The Commission discussed the 2016 Preservation Award program as "New Business".
- 2. Ordinance Review Committee:** Mr. Bauman reported that the Planning Board is drafting revisions to the land use ordinance addressing satellite dishes, digital signs, and houses of worship. Chairman Michelson and Vice Chairman Quirk will continue to review and propose updates to the land use ordinance addressing historic preservation.
- 3. Architectural Review:** 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, Ms. Gurshman made a motion for adjournment, seconded by Vice Chairman Quirk; all voted in favor, none opposed. The meeting adjourned at 9:24 PM

Respectfully submitted,

Scott Bauman

Scott Bauman, AICP, PP
Principal Planner / HPC Secretary, Plainfield Planning Division
Prepared: October 28, 2016

Approved by the Historic Preservation Commission: December 20, 2016