



Adrian O. Mapp, Mayor

**CITY OF PLAINFIELD**  
HISTORIC PRESERVATION COMMISSION  
515 WATCHUNG AVENUE, ROOM 202  
PLAINFIELD, NEW JERSEY 07060  
Phone: (908) 753-3580 \* Fax: (908) 226-2587



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

**Plainfield Historic Preservation Commission**  
**Regular Meeting Agenda: October 24, 2017; 7:30 PM**  
**City Hall 1st Floor Library Meeting Room; 515 Watchung Avenue, Plainfield, New Jersey**

**Call to Order**

**Open Public Meeting Statement**

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 December 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**

**Presentation of Meeting Minutes**

1. September 26, 2017, meeting minutes (request to carry to the November 14, 2017, meeting)

**New Business**

1. Historic Preservation Commission Certificate of Appropriateness Application HPC 2017-13 (carried from 9/26/2017)  
Referral from the Zoning Board of Adjustment Application ZB 2017-06 (carried from 9/26/2017)  
810 Central Avenue. Block 760, Lot 6. Van Wyck Brooks Historic District  
Applicant & Property Owner- Yates Real Estate, LLC
  - Referral from the Zoning Board of Adjustment to build a three-story addition to the rear of a vacant three (3) story building and convert the building to 25 apartments. Eleven (11) on-site parking spaces are proposed on an asphalt parking lot in the rear yard. The proposal requires a d(1) use variance, a d(5) use (density) variance, relief from seven (7) R-VWB2 Zone District bulk requirements, relief from nine (9) supplementary zoning regulations, waivers from five (5) site plan design/performance standards, preliminary and final site plan approval. A d(1) use variance is required as apartments are not permitted in the R-VWB-2 Zone District. A d(5) use (density) variance is required as the proposed density is 36.2 units per acre where up to 2.0 units per acre is permitted.
  - Certificate of Appropriateness for: 1) repair/replace fluted columns and support bases with similar like kind material on front porch area; 2) repair/replace 30" front porch railing around front porch area; 3) repair/replace tongue and groove 3 ¼" wood floor and ceiling area of front porch where needed; 4) repair/replace front porch wood steps where needed with similar like kind materials; 5) repair rail spindles throughout front porch area; 6) repair all wood exterior windows and doors throughout property; 7) repaired upper soffit/yankee gutters where needed with similar like kind material; 8) replace slate roof shingles with architectural GAF Timberline Slate Antique with hip and valley same material to maintain manufacture's specifications; 9) repoint brick façade

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**New Business (continued)**

where needed; 10) stucco new rear addition; 11) install new vinyl windows throughout the new rear addition; 12) install a flat roof on the new addition; 13) install metal colonial entry doors at rear of new addition; 14) repair basement entry enclosure along driveway area with similar like kind material; 15) install new decorative columns and base at the rear porch area to match the front porch columns; 16) install standard railing at the rear new addition; and 17) install new metal roof overhang at the rear porch area

2. Payment of \$24,500.00 Invoice (full payment) to Barton Ross & Partners, LLC for Historic Preservation Survey for District Expansions

**Old Business**

**Discussion**

1. 2018 Certified Local Government No-Match Grant

**Reports**

1. Community Outreach/Historic Preservation Awareness Committee
  - 2017-Tri-County History Fair follow up
2. Ordinance Review Committee
3. Architectural Review Committee

**Public Comment**

**Adjournment**

The next meeting of the Historic Preservation Commission is November 14, 2017