



**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**  
**NOVEMBER 14, 2017, 7:30 PM. CITY HALL 1<sup>ST</sup> FLOOR LIBRARY, 515 WATCHUNG AVENUE, PLAINFIELD, NJ**

**Call to Order and Public Notice**

Chairman Michelson called the meeting to order at 7:42 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 has been given in accordance with the Open Public Meetings Act, the annual meeting schedule was published in the Courier-News, 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**

2017 Historic Preservation Commission Name, Class Designation (Term Ends)	1/24/17	2/28/17	3/28/17	4/25/17	5/23/17	6/27/17	7/25/17	8/22/17	9/26/17	10/24/17	11/14/17	12/19/17
<b>Mario Camino</b> , Class A (12/31/2020)	n/a	n/a	n/a	X	X	X	X	<b>C</b>	X	X	X	
<b>Aisha Eustache</b> , Class C (12/31/2020)	n/a	n/a	n/a	X	X	X	X	<b>A</b>			X	
<b>John Favazzo</b> , Class A (12/31/2017)	X	X	X		X	X	X	<b>N</b>	X	X	X	
<b>Bill Garrett</b> , Class B (12/31/2019)		X	X	X	X	X	X	<b>C</b>	X	X	X	
<b>Sandra Gurshman</b> , Class B (12/31/2018)	X	X	X	X	X	X	X	<b>E</b>	X	X	X	
<b>William Michelson</b> , Class B (12/31/2018)	X	X	X	X	X	X	X	<b>L</b>	X	X	X	
<b>Lawrence Quirk</b> Class A (12/31/2017)	X	X	X	X	X	X	X	<b>L</b>	X	X	X	
<b>Gary Schneider</b> , Class C (12/31/2019)	X		X		X			<b>E</b>		X	X	
<b>Reginald Thomas</b> , Class A (12/31/2018)	X	X	X	X	X	X	X	<b>D</b>	X	X		
<b>Alternate Member #1 VACANT</b> (2 year term)												
<b>Alternate Member #2 VACANT</b> (2 year term)												

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

**Presentation of September 26, 2017, Meeting Minutes**

Vice-Chairman Quirk made a motion to approve the September 26, 2017, minutes as submitted; Commissioner Schneider seconded the motion and it was approved unanimously by voice vote.

**Presentation of October 24, 2017, Meeting Minutes**

At the request of HPC Secretary Bauman, Commissioner Schneider made a motion to carry the October 24 minutes to December 19; Commissioner Eustache seconded the motion and it was approved unanimously by voice vote.

## **New Business**

### **1. Historic Preservation Commission Certificate of Appropriateness Application HPC 2017-13**

#### **Referral from the Zoning Board of Adjustment Application ZB 2017-06**

**810 Central Avenue. Block 760, Lot 6. Van Wyck Brooks Historic District**

**Applicant & Property Owner- Yates Real Estate, Inc.**

Mr. Bauman informed the Commission that the applicant served notice for the September 26 meeting, and the Commission conducted public hearings on September 26 and October 24. Tonight is the third hearing and the Commission has jurisdiction to proceed. Commissioner Gurshman entered the meeting at 7:47 pm.

The applicant was not present at the meeting, Chairman Michelson said the applicant's attorney Steven Rother informed him that the architect is working on plans and they are not ready yet. Chairman Michelson updated the Commission on what happened at the November 1 Zoning Board meeting involving the application; he expects more architect and engineer testimony at the December 6 Zoning Board meeting. Chairman Michelson said that Mr. Rother waived the 45-day rule through December 19, 2017, and asked for a possible special meeting date prior to December 19. Vice-Chairman Quirk made a motion to carry the application hearing to December 19, 2017, with a caveat that if that date creates trouble, the Chairman would call for a special meeting if required or a special meeting date before then. Commissioner Eustache seconded the motion and it was approved unanimously by voice vote, with Commissioner Thomas absent.

### **2. Discussion: 200-02 East Ninth Street, Block 824, Lot 17. 1890 Italianate. Crescent Area Historic District**

Jacob Velenski of 970 East 28<sup>th</sup> Street, Brooklyn NY, introduced himself as the new owner of 200 East Ninth Street; he is seeking advice on repairing the fire-damaged structure. Mr. Velenski is proposing the following work: 1) re-roof with new asphalt shingles; 2) repair existing wood windows; 3) tear down side emergency exit stairs and rebuild new stairs in the back; 4) construct an addition to the back of the structure to serve as a second entrance to the top floor and to make the apartment units more livable; 5) construct new wooden front steps; and 6) install a new wooden front door. No fencing is proposed.

Chairman Michelson asked how many apartment units are in the building, Mr. Velenski replied three; Chairman Michelson expressed concern over zoning, that having three apartments may need zoning board approval, as the Crescent Area Historic District permits one- and two-family dwellings only. When asked about the condition of the front porch, Mr. Velenski said he wants to repair rather than replace due to cost concerns; Commissioner Eustache agreed suggesting that he salvage what can be saved.

Vice-Chairman Quirk noted original details that are still intact including bargeboard, brackets, and porch features; the porch needs lattice of the appropriate style and the Yankee gutters are intact. Commissioner Favazzo reiterated no hanging gutters because it would hide the bargeboard. Vice-Chairman Quirk said there is enough bargeboard intact to replicate a pattern. Commissioner Garrett asked if there were two front doors, Mr. Velenski said it is a double front door.

Commissioner Camino said he considered purchasing the property, and it was marketed at the time as a three family. With regards to a rear addition, Mr. Velenski said he wants to extend out 10-15 feet, two floors, remove the metal fire escape and incorporate wooden stairs into the addition. A discussion ensued how to incorporate the proposed addition with the existing roofline. Commissioners expressed their preference for Slateline asphalt shingles. Commissioners expressed overall thanks and gratitude to Mr. Velenski for buying the property and rehabilitating it as it has been fire damaged for five years. Mr. Velenski thanked the Commission for their time.

### **3. Discussion: 825 Carlton Avenue, Block 638, Lot 12. 1900 Tudor Revival. Putnam Watchung Historic District**

Commissioner Gary Schneider recused himself and presented a proposal for discussion associated with his property at 825 Carlton Avenue. Mr. Schneider informed the Commission that he wants to tear off the back roof asphalt shingles on the house and install GAF Slateline asphalt shingles; tear off the slate shingles on left side and right side of gable front of house and install Pennsylvania slate; remove the slate shingles on the driveway side of house and

install Pennsylvania slate; and tear off cedar shakes and asphalt shingles on the detached garage and install GAF Slateline shingles. Mr. Schneider noted that there will be different material on sides of the roof not visible from the street and there will be no changes to the gutter system.

Mr. Schneider provided Commissioners with pictures and a conversation ensued involving the pictures. Commissioners concluded that this matter can be handled by the Architectural Review Committee as a proposal that does not require a Certificate of Appropriateness.

#### **4. Discussion: Historic Preservation Survey for District Expansions**

Chairman Michelson informed the Commission that Mr. Ross has completed an excellent report; after highlighting sections of the land use ordinance outlining the responsibilities of the Historic Preservation Commission, the Commission discussed procedural matters involving public hearing notice, the contents of the notice, the process of re-zoning, the “opt-out” process, and coordinating hearings with the Planning Board and City Council. A letter will go out to 225 property owners via regular mail, and press releases will be sent to TAP into, Courier News, and bloggers. The idea is to initiate the conversation and provide the information to property owners first, disseminate examples of what the Commission does, and publicize the benefits of being part of a historic district. Commissioner Favazzo cited the economic benefits of being part of a historic district, including stabilizing neighborhoods and property values. Commission members expressed an interest in attending neighborhood meetings. Chairman Michelson, Vice-Chairman Quirk, and Commissioner Eustache volunteered to go over bulk standards which will be part of the re-zoning process. Commission members are thinking February, for special meeting dates to introduce the expansion plans to the public.

#### **Adjournment**

There being no further business Vice-Chairman Quirk made a motion for adjournment, seconded by Commissioner Garrett; all voted in favor, none opposed. The meeting adjourned at 9:32 PM

Respectfully submitted,

*Scott Bauman*

Scott Bauman, AICP, PP

Principal Planner / HPC Secretary, Plainfield Planning Division

Prepared: December 5, 2017

**Approved by the Historic Preservation Commission: December 19, 2017**