



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
DECEMBER 19, 2017, 7:30 PM. CITY HALL 1ST FLOOR LIBRARY, 515 WATCHUNG AVENUE, PLAINFIELD, NJ

Call to Order and Public Notice

Chairman Michelson called the meeting 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 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
Mario Camino , Class A (12/31/2020)	n/a	n/a	n/a	X	X	X	X	C	X	X	X	
Aisha Eustache , Class C (12/31/2020)	n/a	n/a	n/a	X	X	X	X	A			X	
John Favazzo , Class A (12/31/2017)	X	X	X		X	X	X	N	X	X	X	
Bill Garrett , Class B (12/31/2019)		X	X	X	X	X	X	C	X	X	X	X
Sandra Gurshman , Class B (12/31/2018)	X	X	X	X	X	X	X	E	X	X	X	X
William Michelson , Class B (12/31/2018)	X	X	X	X	X	X	X	L	X	X	X	X
Lawrence Quirk Class A (12/31/2017)	X	X	X	X	X	X	X	L	X	X	X	X
Gary Schneider , Class C (12/31/2019)	X		X		X			E		X	X	X
Reginald Thomas , Class A (12/31/2018)	X	X	X	X	X	X	X	D	X	X		X
Alternate Member #1 VACANT (2 year term)												
Alternate Member #2 VACANT (2 year term)												

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

Presentation of October 24, 2017, Meeting Minutes

Commissioner Gurshman made a motion to approve the October 24 minutes as submitted; Commissioner Schneider seconded the motion and it was approved unanimously by voice vote.

Presentation of November 14, 2017, Meeting Minutes

Commissioner Schneider made a motion to approve the November 14 minutes as submitted; Commissioner Gurshman 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.

Chairman Michelson informed the Commission that the applicant requested that the hearing be carried to January 23, 2018, and the applicant is waiving the 45-day rule. Commissioner Thomas made a motion to carry the application hearing to January 23, 2018, Commissioner Schneider seconded the motion and it was approved unanimously by voice vote.

Chairman Michelson fielded comments from the public. Leslie Uslan of 1075 Field Avenue, Plainfield cited concern of whether the proposal would generate property taxes; she counted at least 45 charity houses in Plainfield, including seven in her neighborhood and is concerned over the excessive number of charity homes. Ms. Uslan thanked the Commission for their time.

Cory Storch of 705 Ravine Road commented that the proposal has to be put into context- he works for a non-profit company that provides housing opportunities for disabled people including homeless veterans. Mr. Storch said there are not that many homeless veterans in Plainfield, and he is concerned about having concentrations of people who are disabled- he prefers the scattered site approach which integrates and blends into the community.

2. Historic Preservation Commission Certificate of Appropriateness Application HPC 2017-15

625 Ravine Road. Block 906, Lot 7. Netherwood Heights Historic District

Applicant & Property Owner- Mariusz Marylski

Mr. Bauman informed the Commission that the Applicant provided notice to property owners within 200 feet of the subject site and the Commission has jurisdiction over the application. Mariusz Marylski introduced himself to the Commission and informed them that he proposes to place a 10x14' shed over a gravel base in the back yard of his property approximately 30 feet from each lot line. The shed will be 6.5 feet in height and will be painted grey with a white border to match the house colors.

Mr. Bauman informed the Commission that the proposal satisfies the land use ordinance-the placement of the shed in the rear yard does not result in any variance conditions. Commissioner Gurshman said she has no problems with the proposal. Vice-Chairman Quirk asked if the shed will have a floor; Mr. Marylski said the shed will have a plywood floor.

Chairman Michelson opened the meeting to the public; no one from the public commented. With no further discussion from the Commission, Vice-Chairman Quirk made a motion to grant a Certificate of Appropriateness for the placement of a shed in the rear property as shown on the diagram presented by the Applicant; the shed will be 10'x14'x6.5' in height, without permanent attachment to the land and set back at least 30 feet from property lines. Commissioner Garrett seconded the motion and the motion was approved unanimously by voice vote.

Discussion

1. Historic Preservation Survey for District Expansions

Chairman Michelson informed the Commission that he has not prepared the meeting notices yet. Alan Rosenberg of 662 West Eighth Street introduced himself to the Commission and said he lives outside the district but his property is proposed to be included as part of the district expansion. Mr. Rosenberg said his neighbors are not aware of the plans and there is a strong block association- Mr. Rosenberg asked if a Commissioner can speak at the next block association meeting. Chairman Michelson said a Commissioner would be delighted to attend the meeting to discuss the proposal. Chairman Michelson said the hearings may start in February or March- there will be notices, mailings, and publicity. Mr. Rosenberg asked about the limitations of the Commission's jurisdiction; Chairman Michelson suggested to Mr. Rosenberg that he review Commission meeting minutes on the city's website to get an idea on how the Commission works. Mr. Rosenberg thanked the Commission for their time.

2. Certified Local Government No-Match Grant

Mr. Bauman will work on the grant application to the State Historic Preservation Office for the preparation of a historic preservation master plan element. Mr. Ross said the master plan element recommends where to put resources in the future and cites policies and objectives of historic preservation in the city, offering an in-depth look of historic preservation in the city with priorities. Mr. Ross discussed the grant review process and by what basis the grants are awarded. Mr. Ross described to the Commission the contents of a good historic preservation master plan element. At the conclusion of Mr. Ross' discussion, Commissioner Schneider made a motion for the Commission to prepare an application and authorization to submit a no-match grant application to the New Jersey State Historic Preservation Office in an amount not to exceed \$24,500.00 for the preparation of a historic preservation master plan element. Commissioner Gurshman seconded the motion and it was unanimously approved by voice vote.

3. Historic Preservation Award Program

Carried to the January 23, 2018 meeting.

4. 2018 Meeting Calendar

Commissioners reviewed the proposed 2018 meeting calendar; with no objections the calendar will be included for adoption at the 2018 reorganization meeting and Mr. Bauman will then email the notice to the Courier News.

5. Historic Preservation Commission CY 2018 Budget

Commissioners reviewed the CY 2018 budget, Mr. Bauman noted that the Outside Consulting Services line will be changed from \$17,500 to \$22,500.

6. Passage of a State Historic Preservation Tax Incentive Program

Carried to the January 23, 2018, meeting.

7. 202 East Ninth Street. Block 824, Lot 17. Crescent Area Historic District

Chairman Michelson updated the Commission on the discussion held last month concerning 202 East Ninth Street, a structure previously occupied as a three-family dwelling until a fire caused the building to be vacated. The Crescent Area Historic District permits one- and two-family dwellings only. Chairman Michelson said if a nonconforming use has been abandoned for at least two years, the use is revoked and the burden to prove that it wasn't abandoned is on the property owner. Chairman Michelson is planning to attend a meeting with city officials to discuss the city's policy on abandonment.

Adjournment

There being no further business, Commissioner Gurshman made a motion for adjournment, seconded by Commissioner Thomas; all voted in favor, none opposed. The meeting adjourned at 8:49 P.M.

Respectfully submitted,

Scott Bauman

Scott Bauman, AICP, PP

Principal Planner / HPC Secretary, Plainfield Planning Division

Prepared: January 22, 2018

Approved by the Historic Preservation Commission: January 23, 2018