



Adrian O. Mapp, Mayor

CITY OF PLAINFIELD
HISTORIC PRESERVATION COMMISSION
515 WATCHUNG AVENUE, ROOM 202
PLAINFIELD, NEW JERSEY 07060
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William H. Michelson, Chairman
Lawrence T. Quirk, Vice-Chairman

Plainfield Historic Preservation Commission
Regular Meeting Agenda. March 27, 2018; 7:30 PM
City Hall First Floor Library Meeting Room. 515 Watchung Avenue. Plainfield, New Jersey

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 January 27, 2018, 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. January 23, 2018
2. February 27, 2018

New Business

1. Certificate of Appropriateness HPC 2018-02. Applicant/Owner: Nova Terra Group, LLC
621 Belvidere Avenue. Block 911, Lot 1. Netherwood Heights Historic District. 1929 Tudor Revival
Corner property (southeast corner Belvidere Avenue & Denmark Road). **Work to the house:** 1) add new wood storm windows to all first floor windows; 2) replace first floor sunroom vinyl windows with Pella 450 Series double hung six-panel, aluminum clad exterior windows; 3) replace all second floor wood and vinyl windows with Pella 450 ProLine double hung, aluminum clad windows; 4) restore second floor wood shutters; and 5) replace half-round copper gutters with aluminum K style gutters and leaders. **Work to the carriage house:** 1) replace two (2) metal garage doors with new metal garage doors; 2) replace second floor wood windows with Pella 450 ProLine double hung, aluminum clad windows. **Carried from 2/27/18 to 3/27/18.**
2. Certificate of Appropriateness HPC 2018-04. Applicant/Owner: Michael Liebhaber & Allison Bradshaw
1347 Watchung Avenue. Block 630, Lot 10. Broadway Historic District. 1910 Colonial Revival
Demolish dilapidated detached wooden two-car garage and construct a new 28x22' (616 square foot) detached wooden two-car garage. The proposed garage exceeds the maximum 550 square feet permitted (§17:9-34.C and 34.D permits two-car garages not to exceed 22x25', or 550 square feet- referral to the Zoning Board.
3. Certificate of Appropriateness HPC 2018-05. Rights-of-Way at Intersections in the North Avenue Historic District
Applicant- Downtown Plainfield Alliance. Owner- City of Plainfield
Placement of 14 new blade style street signs on 7 poles in the public right-of-way to replace existing non-decorative signs at the following intersections: North Avenue & Park Avenue; North Avenue & Gavett Place; North Avenue & Watchung Avenue; E. 2nd Street & Park Avenue; E. 2nd Street & Gavett Place; E. 2nd Street & Watchung Avenue; and E. 3rd Street & Watchung Avenue.

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4. Application HPC 2017-13. Applicant/Owner: Yates Real Estate, LLC
810 Central Avenue. Block 760, Lot 6. Van Wyck Brooks Historic District
Vote to consider adoption of a Referral Resolution to the Zoning Board of Adjustment for use and bulk variances related to the proposed expansion and conversion of a building at 810 Central Avenue to 25 apartments.
5. Resolution Authorizing \$100 Membership Dues for Preservation New Jersey for 2018

Unfinished Business

1. Historic Preservation Survey for Expansions of Netherwood Heights and Van Wyck Brooks Historic Districts
2. Letter to Governor Phil Murphy encouraging a state historic preservation tax incentive program
3. Historic Preservation Awards Program

Discussion

1. 925 Central Avenue. Block 759, Lot 17. 1870 Second Empire. Van Wyck Brooks Historic District
2. Department of Community Affairs New Rules on Minor Work and Ordinary Maintenance
3. Certified Local Government (CLG) Grant Application- Master Plan Historic Preservation Element
4. New Jersey History & Historic Preservation Conference June 7 & 8, 2018
5. Vacancies on the Historic Preservation Commission
6. Historic Preservation Commission presence on the city's website
7. Reminder: Application for Certificate of Appropriateness HPC 2017-16. Applicant/Owner: Yefry Rodriguez
1213-15 Putnam Avenue. Block 636, Lot 23. Putnam Watchung Historic District. Circa 1875 Second Empire
After-the-fact-approval for the installation of front and side yard fencing, retaining wall, cement walkway in the front yard. Proposed replacement of wood windows with vinyl windows. **CARRIED FROM 2/27/18 to 4/25/18**

Reports

1. Community Outreach & Historic Preservation Awareness Committee
2. Ordinance Review Committee
3. Architectural Review Committee

Public Comment

Adjournment

In compliance with the Americans with Disabilities Act, the City of Plainfield will provide for reasonable accommodations for disabled persons attending Historic Preservation Commission meetings. Requests should be received at least 24 hours prior to the scheduled meeting by contacting the Historic Preservation Commission at 908-753-3664 or by Fax at 908-226-2587

The next meeting of the Historic Preservation Commission is April 24, 2018