



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
APRIL 24, 2018, 7:30 PM. CITY HALL 1ST FLOOR LIBRARY, 515 WATCHUNG AVENUE, PLAINFIELD, NEW JERSEY

Call to Order and Public Notice

Chairman Michelson called the meeting to order at 7:40 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

2018 Historic Preservation Commission Name, Class Designation (Term Ends)	1/23/18	2/27/18	3/27/18	4/24/18	5/22/18	6/26/18	7/24/18	8/28/18	9/25/18	10/23/18	11/27/18	12/18/18
Mario Camino, Class A (12/31/2020)	X	X		X								
John Favazzo, Class A (12/31/2017)	X	X	X	X								
William T. Garrett, Class B (12/31/2019)	X	X		X								
Sandra Gurshman, Class B (12/31/2018)	X	X	X	X								
William H. Michelson, Class B (12/31/2018)	X	X	X	X								
Lawrence T. Quirk, Class A (12/31/2017)	X	X	X	X								
Gary F. Schneider, Class C (12/31/2019)	X	X		X								
Reginald Thomas, Class A (12/31/2018)	X		X	X								
Regular Member 9 VACANT (unexp. term ends 12/31/2020)												
Alternate Member 1 VACANT (2 year term)												
Alternate Member 2 VACANT (2 year term)												

Also present: Principal Planner Scott Bauman

Presentation of January 23, 2018, Meeting Minutes

Commissioner Thomas made a motion to approve the January 23, 2018, meeting minutes as submitted. Commissioner Garrett seconded the motion and it was approved unanimously by voice vote.

Presentation of February 27, 2018, Meeting Minutes

Commissioner Schneider made a motion to approve the February 27, 2018, meeting minutes as submitted. Commissioner Favazzo seconded the motion and it was approved unanimously by voice vote.

Presentation of March 27, 2018, Meeting Minutes

Mr. Bauman requested that the Commission carry this agenda item to the May 22 meeting. Vice Chairman Quirk made a motion to carry the presentation of the March 27, 2018, meeting minutes to the May 22, 2018, meeting; Commissioner Gurshman seconded the motion and it was approved unanimously by voice vote.

New Business

1. Certificate of Appropriateness Application HPC 2017-16. Applicant- Yefry Rodriguez

1213-15 Putnam Avenue. Block 636, Lot 23. Putnam Watchung Historic District

HPC Secretary Mr. Bauman informed the Commission that the applicant served notice and the Commission has jurisdiction to hear the proposal. Owner's representative Wellington Pena of 1215 Putnam Avenue, and his architect Raymond Foushee of 324 Chestnut Place, Piscataway NJ, introduced themselves to the Commission. Mr. Pena explained to the Commission the proposed work and work he already completed:

- Installed front, side, and rear yard fencing consisting of four-foot high wooden picket and six-foot high wooden stockade. Portions of fencing were installed atop a masonry retaining wall to avoid rotting;
- Installed a concrete walkway leading from the front porch steps to the public walkway; and
- Replaced wood windows with vinyl windows at various locations throughout the house.

Commissioner Schneider asked Mr. Pena if he did any work to the driveway, or just the driveway apron; Mr. Pena said he just replaced the driveway apron. Commissioner Gurshman asked about the doors to the detached garage; Mr. Pena said he installed steel rolling doors to secure his belongings. Mr. Pena offered to remove the doors and replace with metal or wooden doors upon approval of a cut sheet provided to the HPC from the Historic Preservation Commission.

A detailed discussion ensued over the location of replacement windows and which windows are original to the building. Hearing no further questions from the Commission, Chairman Michelson opened the meeting to the public. Ronald Johnson of 181 North Avenue, Plainfield cited the scope of work already completed and work proposed by Mr. Pena. Mr. Johnson informed the Commission that there are other wood windows replaced that are not accounted for.

Isaac Jordan of 774 Webster Place informed the Commission that he shares the backyard property boundary with Mr. Pena; Mr. Jordan complained of asphalt paving in the back yard, storage of cars without license plates, and the fence recently installed by Mr. Pena. Mr. Pena said he will move the unlicensed cars by Wednesday, and he offered to paint Mr. Jordan's side of the fence a color of his choice.

Chairman Michelson closed the public portion of the meeting. Vice-Chairman Quirk made a motion to approve the application with the following conditions:

1. After-the-fact approval for the installation of front/side right, front/side left and rear yard fencing. Fencing consists of a combination of four-foot high wooden picket and six-foot high wooden stockade, and portions of the fence were installed on a masonry retaining wall. No portion of the rear or side fences shall exceed 6 feet in height, and the Applicant agrees to paint the neighbor's side of the rear fence in a light color.
2. After-the-fact approval of cement walkway leading from the front porch steps to the public walkway with the condition that the step abutting the public sidewalk be eliminated. The Applicant agrees to tint the concrete gray.

3. Applicant agrees to tint gray the concrete driveway apron in the Putnam Avenue public right-of-way.
4. Applicant agrees to replace six (6) vinyl windows on the second floor, front façade, with wood frame windows with “two over two” muntin pattern. Two of the windows are on the left side of the second floor [as viewed from the street], and one is on the right side of the front projection. Applicant agrees to provide the Planning Division with window cut sheet/manufacturer specifications prior to purchase.
5. Applicant agrees to narrow the existing driveway so there is a two-foot wide buffer between the driveway and adjacent Lot 22. The Applicant also agrees to asphalt pave the driveway with the provision that a two-foot wide buffer is maintained between the driveway and adjacent Lot 22.
6. Applicant agrees to remove the steel roll doors on the detached garage in the rear yard and install new metal garage doors or wood garage doors at the direction of the HPC after receipt of detailed information. The Applicant shall submit garage door cut sheet/manufacturer specifications with prices for both metal and wooden garage doors to the Planning Division within 20 days of the issuance of the Certificate of Appropriateness.
7. Applicant agrees to apply for a street opening permit from the Department of Public Works & Urban Development for after-the-fact approval of concrete driveway apron and concrete sidewalk in the Putnam Avenue public right-of-way.

Commissioner Thomas seconded the motion and it was unanimously approved by voice vote.

- 2. Informational Hearing. 900 Park Avenue. Block 720, Lot 1. Van Wyck Brooks Historic District. 1881 Queen Anne**
Alia Souels-Parker of 900 Park Avenue introduced herself to the Commission and informed them that while her contractors were repairing and painting the outside of the house, they removed a ramp placed over a staircase on the rear side. Then they removed the ramp, the stairs underneath were dilapidated, so her contractors installed new wooden stairs. The new stairs mirror the Ninth Street side stairs. Commissioner Gurshman asked if the new stair treads were bullnose treads, Ms. Souels-Parker said the new treads were not bull-nosed. Chairman Michelson asked if she obtained a permit for the work, Ms. Souels-Parker said the work was considered repair and she did not obtain permits. Vice Chairman Quirk asked if this is the only work performed, Ms. Souels-Parker said they are repairing stair treads, flooring, rails and other locations around the house. Chairman Michelson thanked Ms. Souels-Parker for appearing before the Commission, and he asked the members of the Architectural Review Committee to drive by to observe the work being done.

Unfinished Business

- 1. Historic Preservation Survey for Expansions of Netherwood Heights and Van Wyck Brooks Historic Districts**
Chairman Michelson reported that he drafted a notice of hearing. Commissioners discussed where and when to schedule public meetings with neighbors, as well as what presentations should be made by Commissioners.
- 2. Historic Preservation Awards Program-** carried to April 24, 2018
Commissioner Gurshman made a motion to name Dorothe M. Pollard and John Grady as recipients of the Historic Preservation Service Award for their book “Plainfield, New Jersey’s History & Architecture.” Commissioner Thomas seconded the motion and it was approved unanimously by voice vote.

Vice Chairman Quirk made a motion to name Michael Sylvester of Garden Constructions and property owner Fillmore Plainfield, LLC, as recipients of the Historic Preservation Project Award for the reproduction of replacement wooden front porch lattice at 116-122 Crescent Avenue.” Commissioner Gurshman seconded the motion and it was approved unanimously by voice vote.

Reports

1. New Jersey History & Historic Preservation Conference June 7 & 8, 2018

Chairman Michelson reminded commissioners about the upcoming historic preservation conference and the deadline for early discounted registration.

2. National Association of Preservation Commissions Conference July 18-22, 2018

Chairman Michelson announced that he would like to attend the NAPC conference being held in Des Moines, Iowa, this year.

Adjournment

There being no further business, Commissioner Thomas made a motion for adjournment, seconded by Vice Chairman Quirk; all voted in favor, none opposed. The meeting adjourned at 9:50 P.M.

Respectfully submitted,

Scott Bauman

Scott Bauman, AICP, PP

Principal Planner / HPC Secretary, Plainfield Planning Division

Prepared: July 6, 2018

Approved by the Historic Preservation Commission: July 24, 2018