



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
MAY 22, 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 7:37 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	X							
John Favazzo, Class A (12/31/2017)	X	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	X							
William H. Michelson, Class B (12/31/2018)	X	X	X	X	X							
Lawrence T. Quirk, Class A (12/31/2017)	X	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: HPC Consultant Barton Ross, and Principal Planner Scott Bauman

Presentation of March 27, 2018, Meeting Minutes

Vice Chairman Quirk made a motion to approve the March 27, 2018, meeting minutes as submitted. Commissioner Gurshman seconded the motion and it was approved unanimously by voice vote.

Presentation of April 24, 2018, Meeting Minutes

Mr. Bauman requested that the Commission carry this agenda item to the June 26 meeting. Commissioner Gurshman made a motion to carry the presentation of the April 24, 2018, meeting minutes to the June 26, 2018, meeting; Chairman Michelson seconded the motion and it was approved unanimously by voice vote.

New Business

1. Certificate of Appropriateness Application HPC 2018-06. Applicant- Rajohn Foushee

810 Webster Place. Block 635, Lot 4. 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. Mr. Rajohn Foushee of 810 Webster Place introduced himself as owner of the property; Mr. Foushee is proposing to install a wood siding shed in the rear yard but visible from the street, and to install side and rear yard fencing.

Mr. Foushee informed the Commission that the wood shed measures 8' wide x 10' long x 9'-6" high with a gable roof, and it will be located in the rear yard and along the southern property boundary as shown on his annotated site plan. The shed model will be the Statesman by Hartland Professional with wood siding and an asphalt shingle roof according to the Lowe's cut sheet Mr. Foushee submitted to the Commission.

Mr. Foushee informed the Commission that he proposes to replace an existing wood fence along the north and west property lines with 6' high wood, pressure treated stockade style fence; the new fencing will stop at the northeast corner of house and will not extend into the front yard. Mr. Foushee also proposed a new stockade style gate allowing access to the rear yard. Mr. Foushee is also proposing to install a new fence to match along the southern property line as shown on the site plan with a wood stockade style gate across the driveway, which will be located at the southwest corner of the house. All fencing will face out from the subject property with the board-on-board aesthetic side facing the neighbors.

Chairman Michelson opened the meeting to the public; no one from the public commented on the application and Chairman Michelson closed the public portion of the meeting. Vice-Chairman Quirk made a motion to approve the application as submitted with the condition that the Applicant observe all required zoning setbacks along the property boundaries for the placement of the new shed and fencing. Commissioner Favazzo seconded the motion and it was unanimously approved by voice vote.

2. Certificate of Appropriateness Application HPC 2018-07. Applicant- Patric McNulla, Jr.

737 Dixie Lane. Block 908, Lot 7. Netherwood Heights Historic District

HPC Secretary Mr. Bauman informed the Commission that the applicant served notice and the Commission has jurisdiction to hear the proposal.

Patric McNulla, Jr., of 737 Dixie Lane introduced himself to the Commission and informed them that he intends to demolish a dilapidated, detached two-car garage in the rear yard and install a new garage. Mr. McNulla opined about the location of the present garage and possible locations where he wants to place the new garage. Mr. McNulla described to the Commission the condition of the existing garage- rotted sills and footings, and the structure is leaning. The dimension of the existing garage is 18'x24'; Mr. McNulla would like his new garage to be 22'x24'x15' high.

A discussion ensued about the location of the new garage; since the Applicant was not able to decide where the new garage was going to go, the Commission agreed to approve the demolition of the existing garage and when the Applicant was ready to move forward with garage detail and a location, the Commission would entertain a Certificate of Appropriateness application at that time. The Applicant will need to re-notice for the Certificate of Appropriateness hearing for the placement of a new garage.

Chairman Michelson opened the meeting to the public; no one from the public commented on the application and Chairman Michelson closed the public portion of the meeting. Vice-Chairman Quirk made a motion to approve the demolition of the detached wooden two-car garage and the construction of a new garage within one (1) year of the obtaining of a demolition permit. The Applicant shall submit a \$500.00 escrow check made payable to the 'City of Plainfield' at the time of obtaining a garage demolition permit which is refundable upon completion of the new

garage. The Applicant shall re-notice for the Certificate of Appropriateness hearing for the placement of a new garage. Commissioner Gurshman seconded the motion and it was unanimously approved by voice vote.

Unfinished Business

1. Historic Preservation Survey for Expansions of Netherwood Heights and Van Wyck Brooks Historic Districts

Chairman Michelson reported that the public meeting will be held June 12, 2018, 7:30 PM at the DuCret school. Commissioners discussed what presentations should be made, what maps, handouts, and graphics should be made available to the public. Mr. Bauman agreed to send the public meeting notice to the Courier News for publishing. Chairman Michelson noted that a meeting notice is being sent to each property owner within the study area. Several commissioners agreed to complete certain tasks prior to the June 12 meeting. HPC consultant Barton Ross, and HPC recording secretary Scott Bauman will be in attendance as well.

2. Historic Preservation Awards Program

Mr. Bauman reported that he has yet to contact the recipients of the Historic Preservation Service Award, and the Historic Preservation Project Award.

Reports

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

Chairman Michelson announced that he is attending the NAPC conference being held this year in Des Moines, Iowa.

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 9:45 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