



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

Call to Order and Public Notice

Vice Chairman Quirk called the meeting to order at 7:38 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	*	X					
John Favazzo, Class A (12/31/2017)	X	X	X	X	X	C						
William T. Garrett, Class B (12/31/2019)	X	X		X		A	X					
Sandra Gurshman, Class B (12/31/2018)	X	X	X	X	X	N	X					
William H. Michelson, Class B (12/31/2018)	X	X	X	X	X	C						
Lawrence T. Quirk, Class A (12/31/2017)	X	X	X	X	X	E	X					
Gary F. Schneider, Class C (12/31/2019)	X	X		X		L	X					
Reginald Thomas, Class A (12/31/2018)	X		X	X		L	X					
Regular Member 9 VACANT (unexp. term ends 12/31/2020)						E						
Gail Smith Alexander, Alternate Member 1 (12/31/2020)	n/a	n/a	n/a	n/a	n/a	D	X					
Alternate Member 2 VACANT (2 year term)						*						

Also present: Principal Planner Scott Bauman

Welcome New Historic Preservation Commission Member

Vice-Chairman Quirk welcomed Gail Smith Alexander to the Historic Preservation Commission. Ms. Alexander was appointed to the Commission in June as Alternate Member #1. Ms. Alexander introduced herself to the Commission.

Presentation of April 24, 2018, Meeting Minutes

Commissioner Schneider made a motion to approve the April 24, 2018, meeting minutes as submitted. Commissioner Thomas seconded the motion and it was approved unanimously by voice vote.

Presentation of May 22, 2018, Meeting Minutes

Commissioner Schneider made a motion to approve the May 22, 2018, meeting minutes as submitted. Commissioner Garrett seconded the motion and it was approved unanimously by voice vote.

New Business

**1. Amended Certificate of Appropriateness Application HPC 2018-04. Applicant- Michael Liebhaber
1347 Watchung Avenue. Block 630, Lot 10. Broadway Historic District**

HPC Secretary Mr. Bauman informed the Commission that the applicant served notice and the Commission has jurisdiction to hear the proposal. Mr. Liebhaber of 1347 Watchung Avenue, Plainfield, introduced himself to the Commission and informed them that he is seeking to amend a previously approved Certificate of Appropriateness to permit the change of the front elevation of his two-car garage from one (1) single 16-foot long door to two (2) 9-foot long doors. Each door will be 8 feet tall. The doors will roll up and there will be a stationary pillar in between the doors. Commissioner Gurshman entered the meeting at 7:45 PM.

Vice-Chairman Quirk opened the meeting to the public; no one from the public commented on the application and Vice-Chairman Quirk closed the public portion of the meeting. With no questions from the Commission, Vice-Chairman Quirk made a motion to amend the previously approved Certificate of Appropriateness to allow the applicant to construct two (2) garage doors as submitted. Commissioner Schneider seconded the motion and it was unanimously approved by voice vote with the exception of Commissioner Gurshman who abstained.

**2. Certificate of Appropriateness Application HPC 2018-08. Applicant- Ludivine O'Toole
1220 Watchung Avenue. Block 821, Lot 26. Putnam Watchung Historic District**

HPC Secretary Mr. Bauman informed the Commission that the applicant did not serve notice. The Commission agreed to adjourn the hearing to August 28, 2018.

**3. Certificate of Appropriateness Application HPC 2018-09. Applicant- Lynx Asset Services, LLC., c/o: John A. Thayne
1002 Putnam Avenue. Block 639, Lot 1. 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. Thayne of 30 Freneau Avenue, Matawan, New Jersey, introduced himself to the Commission. Vice-Chairman Quirk asked Mr. Thayne if he was seeking after-the-fact approval for work on the porch and detached garage; Mr. Thayne responded "yes"; the garage roof collapsed in August 2017 and he has been waiting for a Certificate of Occupancy ever since. Mr. Thayne said the city inspector told him to paint the garage once it was repaired. Mr. Thayne said he met with Chairman Michelson onsite to discuss the work and the status of development permits and Historic Commission approval. When asked about the work done to the front porch, Mr. Thayne said he installed a new header and installed new latticework under the porch.

A discussion ensued over the status of the building permit file and its location; it was determined that the permit file was being held by the Planning Division until the applicant obtained a Certificate of Appropriateness. Commissioners commented that they are flexible with post-work and approving after-the-fact work. A second Commission member reminded Mr. Thayne that the city can slap fines on him for commencing work without the appropriate approvals.

Vice-Chairman Quirk opened the meeting to the public; no one from the public commented on the application and Vice-Chairman Quirk closed the public portion of the meeting. With no further questions from the Commission, Vice-Chairman Quirk made a motion for after-the fact approval for the following work subject to and receiving building permits: repair of the front porch header beam located above the steps; installation of pressure-treated wood lattice below the front porch; and installation of an asphalt shingle roof on a detached garage. Commissioner Thomas seconded the motion and it was unanimously approved by voice vote.

**4. Certificate of Appropriateness Application HPC 2018-10. Applicant- SYNC, LLC., c/o: Susan Fung
231 East Ninth Street. Block 830, Lot 9. 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. Ms. Susan Wong Fung of 27 Churchill Road, Edison, New Jersey, introduced herself to the Commission and informed them that she proposes the following work:

- Replace an existing vinyl fence located along the rear and side lot lines with a new 6' high wood, pressure treated stockade style fence. A fence detail was provided in the Commissioner's meeting packet.
- Install new 6' high wood, pressure treated stockade style fence along the side (north) lot line, originating from the intersection of the side and rear lot line, extending east towards East Ninth Street, and terminating at a point parallel with the foundation of the front of the house.
- Install new 4' high wood, picket style fencing along the side (north) lot line originating at the point where the 6' foot fence terminates, extending east towards East Ninth Street, and terminating at the intersection of the side yard and front yard lot lines.

Commissioner Camino thanked Ms. Fung for sprucing up the neighborhood and investing in this property. Vice-Chairman Quirk also thanked Ms. Fung for her investment in the neighborhood. Ms. Fung thanked the Commission for the time and added that the third floor Inspections Division has changed so much, the city's assistant zoning officer, and directors have been very helpful. Ms. Fung added that she feels Plainfield is up and coming.

Vice-Chairman Quirk opened the meeting to the public; no one from the public commented and Vice-Chairman Quirk closed the public portion of the meeting. With no further questions from the Commission, Vice-Chairman Quirk made a motion to approve the proposal as submitted with the following conditions:

1. All fencing shall be installed as per the attached marked up property survey prepared by Robert M. Horvath, NJLS, dated September 30, 2013, and shall comply with the attached fence detail and quotation prepared by National Fence Systems, Inc., dated June 8, 2018.
2. The 4' high, wood picket style fence in the front yard and side (south) lot line shall remain.
3. Applicant to observe all required property boundaries for the placement of the new fencing; all fencing will face out from the subject property with the board-on-board aesthetic side facing the neighbors.

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

5. Historic Preservation Commission Resolution 2018-07 Authorizing 2018 Membership to the National Alliance of Preservation Commissions (NAPC) in the amount of \$100.00

On a motion made by Commissioner Gurshman, and seconded by Commissioner Schneider, the Commission unanimously approved the Commission's 2018 membership with the National Alliance of Preservation Commissions in the amount of \$100.00.

Unfinished Business

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

Vice-Chairman Quirk gave Commissioners a background of the district expansion survey and the neighborhood meetings that took place. The Commission is planning to vote on the survey at the August 28, 2018, meeting. If the vote is approved, it then goes to the Planning Board for review. If the Planning Board approves, then it will go to the City Council for their consideration.

2. Historic Preservation Awards Program

Vice-Chairman Quirk is working with the recipients of the Historic Preservation Service Award, and the Historic Preservation Project Award to coordinate an amicably agreeable date to present the awards.

3. Historic Preservation Commission Resolution 2018-08 Authorizing Registration Fee to the 2018 Tri-County History Fair on September 29, 2018, in the amount of \$20.00

On a motion made by Vice-Chairman Quirk, and seconded by Commissioner Thomas, the Commission unanimously approved payment of the \$20.00 registration fee for the 2018 Tri-County History Fair being held on September 29, 2018, at the Plainfield Public Library.

Comment from Public

Bernice Paglia of 124 East Seventh Street said it is difficult to find the HPC meeting announcement or agendas on the city's website.

Adjournment

There being no further business, Commissioner Thomas made a motion for adjournment, seconded by Commissioner Alexander; all voted in favor, none opposed. The meeting adjourned at 8:53 P.M.

Respectfully submitted,

Scott Bauman

Scott Bauman, AICP, PP
Principal Planner / HPC Secretary, Plainfield Planning Division
Prepared: August 8, 2018

Approved by the Historic Preservation Commission: August 28, 2018