



**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**  
**MARCH 27, 2018, 7:30 PM. CITY HALL 1<sup>ST</sup> FLOOR LIBRARY, 515 WATCHUNG AVENUE, PLAINFIELD, NEW JERSEY**

**Call to Order and Public Notice**

Chairman Michelson called the meeting to order at 7:39 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
<b>Mario Camino, Class A (12/31/2020)</b>	X	X										
<b>John Favazzo, Class A (12/31/2017)</b>	X	X	X									
<b>William T. Garrett, Class B (12/31/2019)</b>	X	X										
<b>Sandra Gurshman, Class B (12/31/2018)</b>	X	X	X									
<b>William H. Michelson, Class B (12/31/2018)</b>	X	X	X									
<b>Lawrence T. Quirk, Class A (12/31/2017)</b>	X	X	X									
<b>Gary F. Schneider, Class C (12/31/2019)</b>	X	X										
<b>Reginald Thomas, Class A (12/31/2018)</b>	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: Historic Preservation Consultant Barton Ross, and Principal Planner Scott Bauman*

**Presentation of January 23, 2018, Meeting Minutes**

Mr. Bauman requested that the Commission carry this agenda item to the April 24 meeting. Commissioner Gurshman made a motion to carry the presentation of the January 23, 2018, meeting minutes to the April 24, 2018, meeting; Vice-Chairman Quirk seconded the motion and it was approved unanimously by voice vote.

**Presentation of February 27, 2018, Meeting Minutes**

Mr. Bauman requested that the Commission carry this agenda item to the April 24 meeting. Commissioner Gurshman made a motion to carry the presentation of the February 27, 2018, meeting minutes to the April 24, 2018, meeting; Vice-Chairman Quirk seconded the motion and it was approved unanimously by voice vote.

## New Business

### 1. Certificate of Appropriateness Application HPC 2018-02. Applicant- Nova Terra Group, LLC 621 Belvidere Avenue. Block 911, Lot 1. Netherwood Heights Historic District

This application was carried from February 27, 2018. Mr. Nuno Castainca of Nova Terra Group, LLC, 120 Wood Avenue South, Suite 508, Iselin, New Jersey re-capped last month's meeting and the plan changes he made since the last meeting. All aluminum clad replacement windows are being changed to wood replacement windows, repairs to the sunroom are now included in the application, new stucco is being applied to the bottom of the porch to match the house, and new designs for the garage doors, gutters, and grilles to cover the basement wells.

Commissioners and the Applicant discussed different muntin patterns for the windows. Mr. Castainca introduced a new design for the grilles to cover the basement wells. Commissioners and Mr. Castainca discussed the number of panels for the garage door and color options. Commissioners were satisfied with Mr. Castainca's proposal to install 6'-0" high, 78'-0 long wood privacy fence; along the side yard facing Denmark Road. The gravel driveway will be paved over with asphalt. Mr. Castainca and the Commission discussed half-round gutters versus modern K-style gutters. The roof has half-round and Mr. Castainca is proposing 5 inch K style gutters- they support more weight, can accommodate more water flow, and there is a lower labor cost for installation. There are no warranties for half-round gutters. After discussion, Commissioners agreed that the K style gutters will not be terribly distracting, and given the quality of the work and presentation, there would be no issue approving K style gutters. Additional work to the garage included new wood windows on the second floor, roof repair, and repair of wood shutters.

Hearing no further questions from the Commission, Chairman Michelson opened the meeting to the public. No one from the public commented. Vice-Chairman Quirk made a motion to approve the installation of new wood storm windows to all first floor windows at the main house to match existing examples; the replacement of first floor sunroom vinyl windows with Pella Architectural Series all wood, double-hung simulated divided-lite exterior windows with 6/6 units at the front and side facades; 8/8 units on the rear facade; the replacement of all second floor wood and vinyl windows with Pella Architectural Series all wood, double-hung simulated divided-lite exterior windows with muntin arrangements as shown on the submitted window specifications; the replacement of half-round copper gutters with 5" brown aluminum gutters and downspouts; the restoration of all second floor wood shutters; the repair of the entire slate roof; the installation of metal grates at the existing open basement window wells; the repair-in-kind of all walkways and the repaving of the asphalt driveway; the installation of a 6'-0" high, 78'-0 long wood privacy fence F2 as shown on page 13 of the applicant's submission packet; and the replacement of two (2) metal garage doors at the attached carriage house with new metal 3- panel "Amarr Classica" carriage style doors with "Madeira" style windows, and "Northampton" design from Entrematic in a solid dark brown color as shown in the middle image of page 5 of the applicant's submission packet. Commissioner Gurshman seconded the motion and it was unanimously approved by voice vote.

### 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

HPC Secretary Mr. Bauman informed the Commission that the applicant served notice and the Commission has jurisdiction to hear the proposal. Michael Liebhaber and Allison Bradshaw of 1347 Watchung Avenue introduced themselves and informed the Commission that they propose to demolish a dilapidated detached wooden two-car garage, and construct a new 22x30' (660 square foot) detached wooden two-car garage in the rear yard. The new garage will meet the 5 foot rear and side lot line setback requirement. Mr. Liebhaber recognizes that the garage exceeds the maximum 550 square feet permitted; the garage will also be used for storage. The applicant would rather have a larger garage than a garage and a shed. The garage is set back far from the street. §17:9-34.C and 34.D permits two-car garages not to exceed 22x25', or 550 square feet- referral to the Zoning Board will be required.

Vice-Chairman Quirk asked Mr. Liebhaber if there will be one or two garage doors; Mr. Liebhaber said one door. A discussion ensued over the size of the doors, door design, and garage door manufacturers in the area. Commissioner Gurshman asked if there will be any gutters on the garage; Mr. Liebhaber said there will be no gutters installed on the garage.

Hearing no further questions from the Commission, Chairman Michelson opened the meeting to the public. No one from the public commented. Vice-Chairman Quirk made a motion to approve the demolition of an existing detached wooden two-car garage and the construction of a new 22x30' (660 square foot) detached wooden two-car garage as shown on the applicant's submitted drawing plans labeled A-1. The new garage will permit the additional storage of lawn and snow care equipment. The HPC understands, has no objection that the proposed garage exceeds the maximum 550 square feet permitted, and advises the Zoning Board of Adjustment that we have no objection to the variance for an oversized garage. Commissioner Thomas seconded the motion and it was approved unanimously by voice vote.

**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**

Ronald Johnson of 181 North Avenue introduced himself as a representative of the Downtown Plainfield Alliance. The Alliance's mission is to preserve the North Avenue Historic District as a destination in Plainfield. Mr. Johnson said with plans for the upcoming pedestrian mall, new street signs will complement the project efforts. Mr. Johnson is following up with the Commission on the informational hearing held last month regarding the 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. 2<sup>nd</sup> Street & Park Avenue; E. 2<sup>nd</sup> Street & Gavett Place; E. 2<sup>nd</sup> Street & Watchung Avenue; and E. 3<sup>rd</sup> Street & Watchung Avenue.

Commissioners and Mr. Johnson reviewed several different images and wording varieties. The sign dimensions will be 26 inches wide by 6 inches tall. Commissioners agreed on the Highway C font; the image will be chosen by the applicant and submitted to the Architectural Review Committee for final review and approval. Vice-Chairman Quirk shared his experiences when purchasing Van Wyck Brooks Historic District street signs. Commissioners agreed on all of the sign locations, the sign font, but were not able to agree on an image for the street signs.

Hearing no further questions from the Commission, Chairman Michelson opened the meeting to the public. Bernice Paglia of 124 East Seventh Street commented that many of the buildings downtown have decorative brickwork, including a cat image which can only be seen when the sun shines on the design at certain angles. With no further comment from the public, Vice-Chairman Quirk made a motion to approve the placement of 14 new aluminum blade style street signs on 7 existing poles in the public right-of-way as shown in locations on the submitted site plan. The signs will replace existing non-decorative signs at the following intersections: North Ave & Park Ave; North Ave & Gavett Pl; North Ave & Watchung Ave; E. Second St & Park Ave; E. Second St & Gavett Pl; E. Second St & Watchung Ave; and E. Third St & Watchung Ave. The signs will measure 26" wide x 6" high with white background and black lettering in "Highway C" font with an image on the left hand side of the signs to be chosen by the applicant at a later date. The final image on the signs are to be chosen by applicant and submitted to the Architectural Review Committee for final review and approval. Commissioner Thomas seconded the motion and it was approved unanimously by voice vote.

**4. Resolution Authorizing \$100 Membership Dues for Preservation New Jersey for 2018**

Commissioner Gurshman made a motion authorizing the expenditure of \$100.00 for 2018 membership dues to Preservation New Jersey. Vice-Chairman Quirk seconded the motion and it was approved unanimously by voice vote:

**RESOLUTION AUTHORIZING MEMBERSHIP DUES TO PRESERVATION NEW JERSEY FOR 2018 IN AN AMOUNT NOT TO EXCEED \$100.00**

**WHEREAS**, Preservation New Jersey promotes and protects historic resources, communities and landscapes throughout New Jersey through education and advocacy; and

**WHEREAS**, Preservation New Jersey supports efforts to enhance the effectiveness of local preservation efforts statewide and speaks out on behalf of the preservation community on issues affecting historic preservation and increases awareness of endangered historic sites; and

**WHEREAS**, the City of Plainfield Historic Preservation Commission is committed and dedicated to advancing the City's historic preservation policies and objectives in the City's designated historic districts and historic sites; and

**WHEREAS**, on March 27, 2018, the Plainfield Historic Preservation Commission unanimously approved a motion to support Preservation New Jersey by renewing the Commission's membership in the amount of \$100.00 for 2018.

**NOW, THEREFORE, BE IT RESOLVED** that the Plainfield Historic Preservation Commission supports Preservation New Jersey, this resolution be spread upon the meeting minutes, and a copy be forwarded to Preservation New Jersey.

## **Unfinished Business**

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

Chairman Michelson reported that his meeting with the 8<sup>th</sup> Street Block Association and the Netherwood Heights Neighbors Association went well. The next steps are to schedule one or two public hearings, mail the property owners the meeting dates, and publicize the meeting dates using TAP Into, Courier News, Blogs, and the Mayor's newsletter. Chairman Michelson will work on the meeting notices. The Commission discussed where to hold the hearings and what presentations should be made by the Commissioners.

### **2. Letter to Encouraging a State Historic Preservation Tax Incentive Program**

Commissioner Gurshman made a motion to send a letter to the Legislative District 22 representatives Senator Nicholas P. Scutari, Assemblyman Jerry Green, and Assemblyman James J. Kennedy supporting a state historic preservation tax incentive program. Chairman Michelson seconded the motion and it was approved unanimously by voice vote:

On behalf of the City of Plainfield Historic Preservation Commission, I ask that you please support Assembly Bill A1311 / Senate Bill S1170, the "Historic Property Reinvestment Act". This bill was developed by a coalition of private and public organizations that will provide homeowners and corporations with an economic incentive to help revitalize older neighborhoods and reuse historic structures by providing a State tax credit for their rehabilitation.

Many historic buildings- both residential and commercial- in Plainfield are in need of rehabilitation. Rehabilitated properties will foster more rehabilitation, revitalize neighborhoods, increase property values, and will stimulate the local economy. This program will allow a tax credit for 25 percent of the cost of rehabilitation to qualified historic buildings. Passage of this bill is important because Plainfield has ten historic districts totaling over six hundred properties that may qualify for this program. Thirty-four states have a historic preservation tax credit; the Historic Property Reinvestment Act is just the kind of incentive needed to stimulate the economy, advance appropriate redevelopment activity, and foster heritage tourism opportunities statewide.

If you would like to learn more on how passage of this bill will help Plainfield's historic preservation revitalization efforts, please feel free to contact Historic Preservation Commission Secretary Scott Bauman, PP, AICP at (908) 753-3580.

### **3. Historic Preservation Awards Program- carried to April 24, 2018**

## **Unfinished Business**

### **1. Department of Community Affairs New Rules on Minor Work and Ordinary Maintenance**

Chairman Michelson reported that as of March 5, 2018, the requirements for minor work and ordinary maintenance have changed, which included no permit required for roof and siding replacement for one- and two-family dwellings. Commissioners discussed ways to inform owners of one- and two-family dwellings that they are still required to obtain approval from the Historic Preservation Commission for roofing and siding work. It was suggested to have an article in the city newsletter, and to require zoning permits for all roof and siding work.

**2. Certified Local Government (CLG) Grant Application- Master Plan Historic Preservation Element**

Mr. Ross informed the Commission that the State Historic Preservation Office informed him that the city was not a recipient of the CLG grant.

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

Mr. Bauman reminded commissioners about the upcoming conference and the deadline for early discounted registration.

**4. Vacancies on the Historic Preservation Commission**

Chairman Michelson said he is preparing a letter to Mayor Mapp about the three vacancies on the Commission.

**5. Commission's Presence on the City's Website**

Commissioner Gurshman reported that she is going to follow up with City Chief of Staff Jazz Clayton-Hunt and members of the city's Information Technology team about the Commission's presence on the city's website.

**Adjournment**

There being no further business, Vice-Chairman Quirk made a motion for adjournment, seconded by Commissioner Gurshman; all voted in favor, none opposed. The meeting adjourned at 10:22 P.M.

Respectfully submitted,

*Scott Bauman*

Scott Bauman, AICP, PP

Principal Planner / HPC Secretary, Plainfield Planning Division

Prepared: May 11, 2018

**Approved by the Historic Preservation Commission: May 22, 2018**