



**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**  
**JANUARY 22, 2019, 7:30 PM. CITY HALL 1<sup>ST</sup> FLOOR LIBRARY, 515 WATCHUNG AVENUE, PLAINFIELD, NEW JERSEY**

**Call to Order and Public Notice**

Commissioner Michelson called the meeting to order at 7:36 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.”

**Oath of Office to Reappointed Commission Members**

As an attorney licensed to practice in the State of New Jersey, Commissioner Michelson administered the Oath of Office to Commissioner Thomas.

**Roll Call**

2019 Historic Preservation Commission Name, Class Designation (Term Ends)	1/22/19	2/26/19	3/26/19	4/23/19	5/28/19	6/25/19	7/23/19	8/27/19	9/24/19	10/22/19	11/26/19	12/17/19
<b>Mario Camino</b> , Class A (12/31/2020)	X											
<b>John Favazzo</b> , Class A (12/31/2021)	X											
<b>William T. Garrett</b> , Class B (12/31/2019)	X											
<b>Sandra Gurshman</b> , Class B (12/31/2022)												
<b>William H. Michelson</b> , Class B (12/31/2022)	X											
<b>Lawrence T. Quirk</b> , Class A (12/31/2021)	X											
<b>Gary F. Schneider</b> , Class C (12/31/2019)	X											
<b>Reginald Thomas</b> , Class A (12/31/2022)	X											
Member 9 (vacant- unexpired term ends 12/31/2020)	n/a											
<b>Gail Smith Alexander</b> , Alternate Member 1 (12/31/2020)	X											
<b>James Plummer</b> , Alternate Member 2 (12/31/2020)	X											

*Also present: HPC Consultant Barton Ross, HPC Secretary Scott Bauman*

**Reorganization Meeting for 2019**

**Nomination and Election of Chairperson.** Commissioner Schneider made a motion to nominate Commissioner Michelson as Chairman. Commissioner Thomas seconded the motion and it was unanimously approved by voice vote.

**Nomination and Election of Vice-Chairperson.** Commissioner Thomas made a motion to nominate Commissioner Quirk as Vice-Chairman. Commissioner Schneider seconded the motion and it was unanimously approved by voice vote.

**Resolution 2019-01 Adopting the 2019 Meeting Schedule**

**Resolution 2019-02 Designating the Official Newspaper for Publication of Legal Notices**

**Resolution 2019-03 Adopting Procedures, Forms, and By-Laws**

At the request of Chairman Michelson to combine Resolutions 2019-01, 2019-02; and 2019-03; Commissioner Schneider made a motion to approve Resolution 2019-01, 2019-02, and 2019-03 together. Commissioner Garrett seconded the motion and it was unanimously approved by voice vote.

**Public Session Adjourns to Executive Session.** Chairman Michelson read the following into the record:

The HPC has determined that two (2) issues are permitted by N.J.S.A. 10:4-12(b) to be discussed without the public in attendance and it shall be discussed during an Executive Session. The issues are: 1) negotiation of the terms and conditions with employees of the public body (N.J.S.A. 10:4-12(b)(4)); and 2) any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of, promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting (N.J.S.A. 10:4-12(b)(8)). The length of the Executive Session is estimated to be 15 minutes after which the public meeting of the HPC will reconvene and proceed with business. The HPC will go into Executive Session for only the above stated reason.

Vice-Chairman Quirk made a motion to adjourn the public session and enter into executive session; Commissioner Schneider seconded the motion and it was unanimously approved by voice vote. The meeting adjourned at 7:41 PM.

**Return to Public Session.** At 7:58 PM, Vice-Chairman Quirk made a motion to return to public session; Commissioner Garrett seconded the motion and it was unanimously approved by voice vote.

**Resolution 2019-04 Appointing a Recording Secretary.** Commissioner Schneider made a motion to appoint Scott Bauman as Recording Secretary for an amount not to exceed \$1,800.00. Vice-Chairman Quirk seconded the motion and it was unanimously approved by voice vote.

**Resolution 2019-05 Appointing a Historic Preservation Consultant.** Commissioner Schneider made a motion to appoint Barton Ross & Partners, LLC Architects, 184 S. Livingston Avenue, Suite 9-140, Livingston, New Jersey, to provide professional consulting services to the Commission Consultant for 2019 for an amount not to exceed \$22,000.00. Commissioner Garrett seconded the motion and it was unanimously approved by voice vote.

**Presentation of December 18, 2018, Meeting Minutes.** Commissioner Schneider made a motion to approve the December 18, 2018, meeting minutes as submitted. Commissioner Thomas seconded the motion and it was unanimously approved by voice vote.

**New Business**

**1. Hearing #2: Certificate of Appropriateness HPC 2018-14. Applicant: Jabril Sanders**

**648 Belvidere Avenue. Block 906, Lot 6. Netherwood Heights Historic District**

HPC Secretary Bauman informed the Commission that the applicant served notice for the first hearing held November 13, 2018, and the Commission has jurisdiction to hear the proposal. Jabril Sanders of 648 Belvidere Avenue provided the Commission with pictures of replacement fencing- 4-foot tall wrought iron fence for the front yard, and 6-foot tall wooden privacy for the side and rear yards. The iron fence will sit on a 1 to 2 foot concrete base and the front yard fence will include gates across the driveway and front yard walkway. Chairman Michelson and Mr. Sanders discussed a time frame for other house repairs: fencing first, paint house, repair roof, porch, then shed area.

A discussion ensued over the applicant entering into an easement agreement with his neighbor to resolve encroachment issues; Mr. Sanders said he is working with his neighbor to resolve the matter. Commissioners discussed with Mr. Sanders how the 4 foot fence will meet the 6 foot fence.

Chairman Michelson opened the meeting to the public. No one from the public commented on the proposal; Chairman Michelson closed the public portion of the meeting. On a motion made by Vice-Chairman Quirk and seconded by Commissioner Schneider, the Commission unanimously voted to approve a Certificate of Appropriateness for the following:

- 1) The installation of a 4'-0" tall wrought iron fence, in "Estate Style L" 6'-0" lengths as shown on the submitted Wayside, Bay Shore, NY cut sheet. The fence will be set on a stone or concrete base in a location as shown in yellow on the annotated site plan, including street frontage on Belvidere Avenue and around the lot line in line with the house. The gate at the driveway will be in the "Imperial I-1" style as also shown on the submitted Wayside, Bay Shore, New York cut sheet.
- 2) The installation of a 6'-0" wood stockade privacy fence, around the perimeter of the rear yard of the property as shown in yellow on the annotated site plan.

The Certificate of Appropriateness was approved with the following Conditions of Approval:

- 1) If the applicant secures an easement or purchases a lot line adjustment to move the property boundary further to the south and adjacent to Lot 7, then the fence can be located on the new lot line or edge of the easement.
- 2) The applicant will reconfigure the fence location to avoid encroachment on the adjacent lot 5, where an existing wood post and rail fence presently exists.

**2. Hearing #2: Certificate of Appropriateness HPC 2018-16. Applicant & Property Owner: Caesar Johnson  
1275 Denmark Road. Block 930, Lot 21. Netherwood Heights Historic District**

HPC Secretary Bauman informed the Commission that the applicant re-served notice to include the proposed demolition of the detached garage. Applicant's architect David Buckman of BOL Architecture, 725 Federal Avenue, Kenilworth, informed the HPC on the changes made to the plans since the last hearing. Changes include adding a zone chart, changing driveway material to asphalt, and showing the existing garage location. Also present was property owner Caesar Johnson, 1275 Denmark Road, Plainfield. Mr. Buckman narrated the changes being made to the inside of the house.

Mr. Buckman informed the Commission that the existing garage slated for demolition is 438 square feet, and the new garage being built will be 984 square feet in size, 22'-3" in height where they are allowed up to 15 feet. The new garage will be 44% of the size of the primary structure where they are allowed up to 35%. If the bay portion of the garage were taken off, the garage size would be 851 square feet, of 38% of the size of the primary structure. The garage is being built on a slope which reduces the visual height of the garage when compared to the house. Chairman Michelson noted that the old garage is not considered to be a contributing structure.

Chairman Michelson opened the meeting to the public. Renee Baird, 1253 Denmark Road, asked Mr. Buckman about the size of the kitchen bump out (4'-11"), and whether the addition includes a sunroom (yes). Ms. Baird expressed her disapproval for the 3-car garage; she feels it is not historic; the property has many parked cars and she would rather have the cars parked in the garage and back yard.

Laura Kayser, 1116 Loraine Avenue, cited her concerns about the proposal including: new lighting; large garage in a historic neighborhood; and driveway lighting. Mr. Buckman said he will include all lighting on revised plans.

Chairman Michelson closed the public portion of the meeting. After further discussion, Vice-Chairman Quirk made a motion to carry the application to February 26, 2019. Commissioner Schneider seconded the motion and it was unanimously approved by voice vote.

3. **Certificate of Appropriateness HPC 2018-15. Applicant: Landmark Developers, LLC  
100-10 North Avenue. Block 314, Lot 1. North Avenue Historic District**

HPC Secretary Bauman reminded the Commission that the applicant served notice at the December 18, 2018, meeting and the Commission has jurisdiction to hear the proposal. Jay Bohn, Esq. of Schiller, Pittenger & Galvin, P.C., 1771 Front Street, Scotch Plains, introduced himself as representing Landmark Developers, LLC. Jeffrey A. Fleisher, 56 East Main Street, Flemington, introduced himself as the applicant's architect. Also present was Alex Pavlovsky of Landmark Developers, LLC, 675 Garfield Avenue, Jersey City.

Mr. Fleisher summarized the revisions he made to the plans including: changing the roof of the addition from sloped to flat; changing the exterior on the façade facing the railroad from cement board to painted brick; and adding more brick and reducing Equitone cement siding on the northeast façade. Mr. Fleisher provided Commissioners with various colored and textured Equitone siding samples. Vice-Chairman Quirk complimented the applicant for taking the Commission's suggestions.

Commissioners and Mr. Fleisher discussed the rooftop mechanicals and size of units; where they will be located and whether they can be screened from view. There will be no grilles on the building exterior- fresh air will be pulled in from the rooftop. A discussion ensued over the design of a parapet to screen rooftop mechanicals.

Commissioner Camino asked about the building configuration; Mr. Fleisher said the building will have 2,882 square foot first floor retail space, 10 one-bedroom and 1 two-bedroom upper floor apartments. There will be no signage for the apartments; Mr. Fleisher is not sure if the existing signs for the first floor commercial uses comply with the ordinance.

Chairman Michelson recited the variances and waivers listed on the plan and a planner's report prepared by Scott Bauman, PP, AICP, which include: floor area ratio; density; parking; apartment unit size; shade trees; and signage.

Chairman Michelson opened the meeting to the public. No one from the public commented on the proposal; Chairman Michelson closed the public portion of the meeting. On a motion made by Vice-Chairman Quirk and seconded by Commissioner Schneider, the Commission unanimously voted to approve a Certificate of Appropriateness according to the submitted drawings A-1, A-2, and A-3 prepared by Jeffrey A. Fleisher Architect and dated "Revisions 1/2/19".

The Certificate of Appropriateness was approved with the following Conditions of Approval:

- 1) The cladding on the addition will be Equitone "N211" smooth fiber cement board as submitted by the applicant.
- 2) The windows will be modern aluminum units in a black or dark bronze color.
- 3) If any of the historic commercial building's windows are replaced, they must be replicated in-kind with all wood windows and mullion/trim patterns to exactly match the existing examples.
- 4) The color of the historic building should remain as it exists; the color of the addition will be a dark gray color as depicted in the submitted rendering by the applicant at the hearing.
- 5) The applicant must submit supplementary architectural drawings and/or renderings within 20 days from the date of the hearing depicting the revised façade elevations showing a parapet design or mechanically screened roof at the fourth story to mitigate any visual effects of the proposed rooftop equipment.

#### **Unfinished Business**

1. **\$22,500 Certified Local Government Grant**

Chairman Michelson announced that the New Jersey Department of Environmental Protection, Historic Preservation Office has awarded the city a Certified Local Government Grant to undertake an update to the Historic Preservation

Element of the municipal master plan. Planning Division staff and state representatives had a kick-off meeting and the proposal is being prepared for bid. Chairman Michelson will keep commissioners posted.

**Adjournment**

There being no further business, Vice-Chairman Quirk made a motion for adjournment, seconded by Chairman Michelson; all voted in favor, none opposed. The meeting adjourned at 10:41 P.M.

Respectfully submitted,

*Scott Bauman*

Scott Bauman, PP, AICP

Recording Secretary

Prepared February 15, 2019

Approved by the Historic Preservation Commission: February 26, 2019