



**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**  
**FEBRUARY 26, 2019, 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 7:35 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 Plainfield Historic Preservation Commission. 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**

2019 Plainfield 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, Class A (12/31/2020)</b>	X											
<b>John Favazzo, Class A (12/31/2021)</b>	X	X										
<b>William T. Garrett, Class B (12/31/2019)</b>	X	X										
<b>Sandra Gurshman, Class B (12/31/2022)</b>		X										
<b>William H. Michelson, Class B (12/31/2022)</b>	X	X										
<b>Lawrence T. Quirk, Class A (12/31/2021)</b>	X	X										
<b>Gary F. Schneider, Class C (12/31/2019)</b>	X	X										
<b>Reginald Thomas, Class A (12/31/2022)</b>	X	X										
Member 9 (vacant- unexpired term ends 12/31/2020)	n/a											
<b>Gail Smith Alexander, Alternate Member 1 (12/31/2020)</b>	x	X										
<b>James Plummer, Alternate Member 2 (12/31/2020)</b>	x											

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

**Presentation of Meeting Minutes**

Commissioner Schneider made a motion to accept the January 22, 2019, regular meeting and executive meeting minutes as presented; Commissioner Thomas seconded the motion and it was unanimously approved by voice vote.

**New Business**

- Hearing #3: Certificate of Appropriateness HPC 2018-16. Applicant & Property Owner: Caesar Johnson 1275 Denmark Road. Block 930, Lot 21. Netherwood Heights Historic District**

Applicant's architect, David Buckman of BOL Architecture, 725 Federal Avenue, Kenilworth, summarized to the Commission the changes made to the plans since the last hearing. Changes include a smaller garage, shielded lighting, photographs of the old garage which will be demolished, revised octagonal roof feature of the kitchen,

removal of dilapidated fence and installation of new fence. Also present was property owner Caesar Johnson, 1275 Denmark Road, Plainfield. The revised plans result in the elimination of the impervious lot coverage variance condition.

The Commission and the Applicant reviewed the variance conditions created by the proposal including garage height, garage size, and driveway surface. 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.

Vice-Chairman Quirk made a motion to approve the construction of a new 3-car garage behind the single-family dwelling, and to construct a rear addition for the main house according to the submitted drawings PB2, PB3, PB4, and PB5 for "Addition/Alteration Johnson Residence," prepared by David W. Buckman, AIA, LEED AP Architect for Bol Architecture and dated "2/6/2019". According to drawing PB1 Site Plan, the Commission also approved the installation of new wood fencing along the rear, or east, property line, the removal of existing fencing along the southeast property boundary, planting of evergreen screening trees along the north and east property lines, the construction of a brick patio with stairs off the rear façade, brick entry pillars at the driveway entrance off Denmark Road, and the use of "True Grid" grass pavers for the short section of driveway directly behind the house which connects with Fernwood Avenue. The HPC expressed no objection to the proposed variances and site plan approval sought by the applicant, provided the ZBA approves the same details as required by the HPC Certificate of Appropriateness.

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

## **2. 2018 Annual Report of the Historic Preservation Commission**

Commissioners reviewed the 2018 annual report prepared by Mr. Bauman; on a motion made by Vice-Chairman Quirk and seconded by Commissioner Thomas, the Commission unanimously voted to approve the 2018 Annual Report of the Historic Preservation Commission and to forward it to City Council.

## **Unfinished Business**

### **1. Properties in Historic Districts with Code Violations**

Commissioners discussed specific properties on a list dated February 25, 2019, and drew up an action plan to address the code violations.

### **2. Certified Local Government Grant**

Chairman Michelson announced that the city is in the midst of the administrative work needed to process the Certified Local Government Grant to undertake an update to the Historic Preservation Element of the municipal master plan. Chairman Michelson will keep commissioners posted.

## **Adjournment**

There being no further business, Vice-Chairman Quirk made a motion for adjournment, seconded by Commissioner Schneider; all voted in favor, none opposed. The meeting adjourned at 8:45 P.M.

Respectfully submitted,

*Scott Bauman*

Scott Bauman, PP, AICP

Recording Secretary

Prepared April 9, 2019

Approved by the Plainfield Historic Preservation Commission: April 23, 2019