



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 28, 2019, 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 7:36 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 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
Mario Camino , Class A (12/31/2020)	X	ab	*	ab	ab							
John Favazzo , Class A (12/31/2021)	X	X	C	X	ab							
William T. Garrett , Class B (12/31/2019)	X	X	A	X	X							
Sandra Gurshman , Class B (12/31/2022)	ab	X	N	X	X							
William H. Michelson , Class B (12/31/2022)	X	X	C	X	X							
Lawrence T. Quirk , Class A (12/31/2021)	X	X	E	ab	X							
Gary F. Schneider , Class C (12/31/2019)	X	X	L	X	X							
Reginald Thomas , Class A (12/31/2022)	X	X	L	X	X							
Member 9 (vacant- unexpired term ends 12/31/2020)	n/a	n/a	E	n/a								
Gail Smith Alexander , Alternate Member 1 (12/31/2020)	x	X	D	X	ab							
Alternate 2 (vacant- unexpired term ends 12/31/2020)	x	ab	*	n/a	n/a							

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

Presentation of Meeting Minutes

Commissioner Garrett made a motion to accept the April 23, 2019, regular meeting minutes as presented; Commissioner Schneider seconded the motion and it was unanimously approved by voice vote, with Commissioner Quirk abstaining.

New Business

1. Certificate of Appropriateness HPC 2019-05. Applicant & Owner: County of Union, c/o Division of Engineering Cedar Brook Park Bridge (Stelle Avenue public right-of-way). Cedar Brook Park Historic District Recording Secretary Mr. Bauman noted that the applicant adequately served notice and the Commission has jurisdiction to hear the application.

Jessica Hauber, PE of Remington & Vernick Engineers, Inc., 51 Haddonfield Road, Suite 260, Cherry Hill, NJ introduced herself as the project manager. Ms. Hauber informed the Commission that Union County intends to replace a structurally compromised culvert with a precast arch structure, including roadway reconstruction and roadside safety upgrades. The parapet design will match the Pemberton Avenue bridge parapet design. Ms. Hauber explained the parapet design is in response to NJDEP floodway concerns- the new design will keep water off the roadway. The concrete will be landmark gray finish.

Commissioner Gurshman asked about tree removal; Ms. April Stefel introduced herself as a Principal Planner with the Plainfield Planning Division and informed the Commission that there is a 2 to 1 tree replacement ratio that the County will follow. Ms. Stefel opined that 1 maybe 2 oaks will have to come down.

When asked when the project could start, Ms. Hauber said Spring 2020. Chairman Michelson opened the meeting to the public. No one from the public commented. Vice Chairman Quirk made a motion to approve the replacement of the culvert with a new precast arch bridge structure, including roadway reconstruction and roadside safety upgrades as per the plans prepared by Remington, Vernick & Arango Engineers entitled "Stelle Avenue Bridge Replacement" dated 6-12-2017 consisting of two sheets (1 of 12 and 12 of 12). The design will match what the HPC previously approved for the Pemberton Avenue Bridge, including color 2543 "Landmark Gray" by Chromix for the architectural concrete finish and a 2-1 tree replacement plan by the County. If any changes are made, the applicant shall return to the Commission with revised plans for review. Commissioner Schneider seconded the motion and it was unanimously approved by roll call vote.

2. Certificate of Appropriateness HPC 2019-04. Applicant: Joshua Eghelshi. Owner: David Eghelshi
718 Central Avenue. Block 764, Lot 6. Van Wyck Brooks Historic District
Recording Secretary Mr. Bauman noted that the applicant adequately served notice and the Commission has jurisdiction to hear the application. Joshua Eghelshi of 228 Mountain Avenue, North Plainfield, and Pastor David Eghelshi, 718 Central Avenue introduced themselves to the Commission. Mr. Eghelshi informed the Commission that the city health department issued a violation for lead-based painted windows in the second floor apartment; they propose to either scrape the 11 windows or replace them with new Norwood double-hung wood windows.

Commissioners and the applicant discussed the number of windows affected, the scraping process, and the proposed replacement windows. Chairman Michelson opened the meeting to the public. No one from the public commented. Vice Chairman Quirk made a motion to approve the replacement of 11 exterior windows as shown "circled" in green pen on the submitted photos of the principal facades. Per the cut sheet, all replacement windows will be Norwood all-wood simulated divided lite units at facade locations as indicated by the applicant in their submission packet. Window muntins must be simulated divided lites permanently adhered to the glass with 7/8" SDL grilles with interior spacer bar in between. The muntin molding profile must precisely match the existing window moldings in size and appearance. All other trim and moldings will be wood and must exactly match existing window profiles and materials. Snap-on plastic divider grilles will not be allowed as a substitute in the historic districts. If the applicant finds they can adequately scrape/repair and reinstall any of the existing wood windows, then that will be acceptable to the Commission. Commissioner Thomas seconded the motion and it was unanimously approved by roll call vote.

3. Certificate of Appropriateness HPC 2019-03. Applicant & Owner: Lidio Matos
242 East 9th Street. Block 824, Lot 28. Crescent Area Historic District
Recording Secretary Mr. Bauman noted that the applicant adequately served notice and the Commission has jurisdiction to hear the application. Mr. Lido Matos, 120 Duer Street, North Plainfield, introduced himself to the Commission and informed them that he wants to replace wood windows with Anderson 400 Series Woodwright double-hung windows. Mr. Matos cited the costs involved with heating, air conditioning, insulation, and painting/maintenance which led him to conclude that he wants to replace rather than repair the existing windows.

Mr. Matos' pictures of the house were not clear and comprehensive; questions arose over muntin patterns and which windows are original versus which are replacement. After further discussion, it was decided that the applicant needs to submit a more comprehensive application.

Chairman Michelson opened the meeting to the public. No one from the public commented. Vice-Chairman Quirk made a motion to carry the application to the June 25, 2019, meeting date; no further public notice is required. Commissioner Gurshman seconded the motion and it was approved unanimously by voice vote.

4. Certificate of Appropriateness HPC 2019-01. Applicant & Owner: Pradip Paul
710-16 Belvidere Avenue. Block 903, Lot 2. Netherwood Heights Historic District
Recording Secretary Mr. Bauman noted that the applicant adequately served notice and the Commission has jurisdiction to hear the application.

Applicant/property owner Pradip Paul, 52 Mansion Terrace, Cranford, architects Carlos Gutierrez, 305 E Grant Avenue, Roselle Park, and Kurt Ludwig, 77 North Main Street, Milltown, introduced themselves to the Commission. Mr. Gutierrez informed the Commission that the applicant proposes to construct a single-family, four-bedroom dwelling with detached garage, circular driveway, deck, and swimming pool at the vacant lot on 710 Belvidere Avenue.

Chairman Michelson provided a brief background of the property, informed the applicant that bulk variances are required as the lot is undersized. The purpose of this hearing is to get the essence of the proposal on the record and to hear comments from neighbors. Chairman Michelson noted the neighborhood does not have a dominant architectural style. Mr. Gutierrez detailed the materials used to clad the building's exterior.

Chairman Michelson opened the meeting to the public. Linda Goetz of 731 Woodland Avenue cited concerns over runoff, drainage, whether sump pumps will be installed and if perc tests were conducted. A discussion ensued over the slope of the property and previous land disturbances dating back decades. Jeff Truitt of 700 Belvidere Avenue cited concerns over the differences in elevation between his property and the subject site; Mr. Truitt also mentioned that he thinks there is an easement between his property and the subject site- he will check into it. Commissioner Gurshman told the applicant that a topographic map and grading plan would help the Commission and neighbors better understand the proposal. Tom Clark of 729 Belvidere Avenue cited displeasure with the proposed circular driveway, saying there are no other circular driveways in the neighborhood. Louise Colodne of 701 Belvidere Avenue asked if the property owner was going to reside in the house, Mr. Pradip said no, he plans on selling the property with house.

A discussion ensued over the proposed Tudor design; Mr. Paul informed the Commission "that his construction loan is presently issued for a Tudor design; he has other conceptual designs. Mr. Ludwig provided the Commission with samples of other designs and the Commissioners provided Mr. Ludwig with their opinions on those designs. Commissioners and Mr. Paul discussed the proposed size of the structure and was recommended that Mr. Paul look at building a 3,000 square foot house as opposed to a 4,000 square foot house. Jennifer Popper of 816 Dixie Lane asked how many bedrooms, Mr. Paul responded "four". Mrs. Colodne suggested a Craftsman or Center Hall Colonial that fits the neighborhood.

After further discussion, Commissioner Gurshman made a motion to carry the application to the June 25, 2019, meeting date, no further public notice is required. Commissioner Thomas seconded the motion and it was approved unanimously by voice vote.

Unfinished Business

1. Updating the Master Plan Historic Preservation Element

Chairman Michelson reported that he, Barton Ross, and Planning Director Bill Nierstedt are working together to meet the September 30, 2019, deadline. A subcommittee consisting of Commissioners Schneider, Garrett, and Alexander will assist with the project.

2. Van Wyck Brooks & Netherwood Heights District Expansion

Chairman Michelson reported that he has completed the paperwork for the Planning Board application and it is now with the Planning Division and awaiting a schedule date.

3. Membership Vacancies

Chairman Michelson agreed to contact the Mayor in writing about filling the HPC vacancies.

4. 2019 Tri-County History Fair

Mr. Bauman asked Commissioners to save the date of September 28, 2019, for the Tri-County History Fair. Volunteers are needed and the Commission should discuss content and material to provide the public at the event.

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 10:04 P.M.

Respectfully submitted,

Scott Bauman

Scott Bauman, PP, AICP

Recording Secretary

Prepared June 6, 2019

Approved by the Plainfield Historic Preservation Commission: June 25, 2019