



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 23, 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 7:38 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 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	X	X					
John Favazzo , Class A (12/31/2021)	X	X	C	X	ab	X	ab					
William T. Garrett , Class B (12/31/2019)	X	X	A	X	X	X	X					
Sandra Gurshman , Class B (12/31/2022)		X	N	X	X	ab	X					
William H. Michelson , Class B (12/31/2022)	X	X	C	X	X	X	X					
Lawrence T. Quirk , Class A (12/31/2021)	X	X	E	ab	X	X	X					
Gary F. Schneider , Class C (12/31/2019)	X	X	L	X	X	ab	X					
Reginald Thomas , Class A (12/31/2022)	X	X	L	X	X	X	X					
Member 9 (vacant- unexpired term ends 12/31/2020)	na	na	E	na	na	na	na					
Gail Smith Alexander , Alternate Member 1 (12/31/2020)	X	X	D	X		X	X					
Alternate 2 (vacant- unexpired term ends 12/31/2020)	X	na	*	na	na	na	na					

Also present: HPC Consultant Barton Ross

Presentation of Meeting Minutes

Commissioner Schneider made a motion to accept the June 25, 2019, regular meeting minutes as presented; Commissioner Garrett seconded the motion and it was unanimously approved by voice vote, with Commissioner Gurshman abstaining.

Old Business

- Certificate of Appropriateness HPC 2019-01. Applicant & Owner: Pradip Paul
710 Belvidere Avenue. Block 903, Lot 2. Netherwood Heights Historic District**

This is the third hearing on this application for entirely new construction. As the applicant previously served notice, the Commission continues to have jurisdiction to hear the application. Applicant/property owner Pradip Paul, 52 Mansion Terrace, Cranford, NJ and architect Kurt Ludwig, 77 North Main Street, Milltown, NJ introduced themselves

to the Commission. Mr. Ludwig presented a revised color landscape site plan, and provided a summary of the revised house plans. Mr. Ludwig called the design style of the new house “craftsman arts and crafts type style.” The revised proposal complies with all setback and lot/building coverage requirements, however, the property falls short of the large minimum lot size and street frontage required in the R-NH zone, which is a pre-existing condition. It is spacious enough, however, not to offend the spirit of the Ordinance.

Chairman Michelson asked if the applicant, who was not present, would keep the existing bluestone sidewalk along the street, and re-lay or replace some stones that are not in good condition. Mr. Ludwig agreed that he will do so.

Vice-Chairman Quirk asked if the chimneys were to be faced in stone, as not all the elevations were consistent. Mr. Ludwig responded this was a printing error, and stone facing would be proposed for all chimneys. Vice-Chairman Quirk asked about the change of size for the garage. Mr. Ludwig answered that the revised design will be a standard 24’-0” wide x 24’-0” deep. Mr. Ludwig added that mechanical units are proposed on the left side of the house and will be screened by landscaping. Upon questioning, Mr. Ludwig clarified that the Hardieplank siding will be smooth finished, the gutters will be half-round aluminum, or copper if the applicant so desires, with circle clasps painted to match the color of the trim, the bluestone sidewalks in front of the house will be repaired/replaced-in-kind as required along the length of the property frontage, the chimneys will be tapered with clay chimney pots and clad with rounded “river rock” Eldorado stone veneer, and that standing-seam metal roofing will be used at the front porch and over the first floor kitchen window. Commissioner Garrett inquired whether the second floor could have a shingle look instead of clapboard siding on the front and side porches.

Chairman Michelson opened the meeting to the public. Louise Colodne of 701 Belvidere Avenue asked about the rear fencing and stormwater runoff effect. Mr. Ludwig stated that drywells will be employed, but that drainage could be directed toward the street instead of the rear yard. Drainage considerations were discussed, complicated somewhat by the downward grade toward the rear of the property. However, the Commission ultimately decided not to require any drainage-related conditions or measures. Mr. Ludwig also clarified that the driveway will be asphalt, and 12-13’ wide.

Chairman Michelson closed the public portion of the hearing. Vice-Chairman Quirk made a motion to approve the application without any conditions, allowing construction of a new house and garage as per the latest architectural revisions. This will include smooth Hardieboard siding, except that on the front façade, above the metal porch roof, but excepting the second-floor bay, Hardieboard shakes will be used. Gutters will be metal half-rounds, made of aluminum to be painted in the same color as the trim. The chimneys will be tapered, with chimney pots on each one. The sidewalk along Belvidere Av. will be bluestone, with the existing stones to be repaired or relaid as needed, and replaced where necessary with new bluestone.

The Commission also recommends to the Zoning Board of Adjustment that we have no objection to the lot-size and lot-frontage variances, as proposed. Commissioner Schneider seconded the motion, and it was approved 8-0 by roll call vote.

**2. Certificate of Appropriateness HPC 2019-07. Applicant: & Owner: Thomas T. Turner, III
313 W 9th Street. Block 759, Lot 22. Van Wyck Brooks Historic District**

This application had been partly presented at the June 25, 2019 meeting, and carried to this date, so the Commission has jurisdiction to hear the application. Applicant/property owner Thomas T. Turner, III, 313 West 9th Street, Plainfield, introduced himself to the Commission. Mr. Turner passed around samples of stone, self-prepared photos and hand sketches, and provided a summary of the proposed work including removing pipe and stones next to his driveway (along the west property line); repairing the front steps; finishing the front walkway; installing 6’-0” high wood fencing around the back and garage side of the house; installing “castle” stone on the bottom half of front and rear of the house; replacing existing exterior siding with Hardie board; installing a “portico” over the front steps; and replacing the asphalt shingles on the existing roof. Mr. Turner also wants to construct an L-shape addition to the left (east) side of the house for closet and shower space, and cited an early 1990’s Zoning Board approval of a

side yard variance for the addition. Chairman Michelson explained that permit approvals are typically valid only for two years and that extensions are sometimes given, but that this period of years is too much to honor. Commissioners then expressed the need for better details and pictures to explain the scope of work.

Chairman Michelson added that the proposal for any building addition will ultimately require a new survey, and an architect or engineer's seal for permit approvals. He stressed that what was being presented, as to the additions, was just a conceptual plan, not adequately worked up for the Commission to decide.

The Commissioners lamented the existence of an another existing 2-1/2' tall stone wall along the front sidewalk, which is non-conforming and controversial. The applicant does not intend to remove it. Discussion was had about the castle stone, fence, and a possible gate next to the garage. It is noted that the existing siding is vinyl.

Chairman Michelson, upon hearing no further questions or discussion from the Commissioners, opened the meeting up to the public. No public comments were offered on this application, and the meeting was closed to the public.

The Commission discussed with the applicant the fact that some elements of the application were not ready to be considered, while others were. The Commission decided to bifurcate the application, and to carry the portion of the application pertaining to the addition and portico to the September 23, 2019 meeting, to allow the applicant time to prepare drawing plans and specifications. Vice-Chairman Quirk then made a motion to approve the remaining application as follows: new back and side yard fences which will be 6 feet high and made of wood; the removal of the stones and pipes along the driveway; finishing the concrete walkway from the front steps to the driveway with Ledgestone pavers; new "castle stone" veneer for the lower parts of the front and rear walls; new GAF Woodland roof shingles; and the reconstruction of the brick front steps, in the same style and dimensions as are present now, to be capped with bluestone. Commissioner Thomas seconded the motion and it was approved 6-0 by roll vote. Commissioners Gurshman and Schneider abstained because they were not present for last month's hearing.

New Business

- 1. Hearing #1: Certificate of Appropriateness HPC 2019-09. Applicant: & Owner: Alia & Brian Parker**
900 Park Avenue. Block 720, Lot 1. Van Wyck Brooks Historic District
Installation of wrought iron fence along West 9th Street and Park Avenue (with part 6 foot and part 4 foot height). Installation of 6-foot vinyl fencing in front and side yard facing West 9th Street. Six-foot front yard fencing requires variance relief from §17:9-29A of the city land use ordinance.

Noticing of neighboring owners was not properly done, and the application will be heard at the August meeting.

- 2. Hearing #1: Certificate of Appropriateness HPC 2019-10. Planning Board Application PB 2019-06**
Applicant & Owner: Joshwa Money School, LLC c/o Jon Steingraber
957-63 Central Avenue. Block 759, Lot 13. Van Wyck Brooks Historic District
Conversion of a single-family dwelling to a bed and breakfast guesthouse with 12 guest rooms, 2 employees, 1 dwelling; handicap lift/ramp installation; construction of an off-street 13-space gravel parking lot. The proposal requires variance relief from 1 bulk requirement and 9 supplementary zoning regulations; and waivers from 4 design and performance standards.

Noticing of neighboring owners was not properly done, and the application will be heard at the August meeting.

- 3. Master Plan Historic Preservation Element Public Discussion**
Mr. Ross reported on progress being made on the report and asked for commissioner and public feedback. Chairman Michelson reported that he, Barton Ross, and Planning Director Bill Nierstedt are working together to meet the September 30, 2019, deadline. A Working Group consisting of Planning Board Chairman Ron Scott-Bey,

HPC Chairman Michelson, Economic Development Director Valerie Jackson, and HPC Commissioners Schneider, Garrett, and Alexander will assist with the project. Chairman Michelson agreed to write a background paragraph on each of the districts and host an upcoming meeting for the Working Group.

Other Business

1. **Van Wyck Brooks and Netherwood Heights Historic District Expansions**

Planning Director Nierstedt will prepare notice for an upcoming Planning Board meeting, where the HPC Resolution for expanding these districts will be presented for a vote. Possibly one district will be presented for discussion at one meeting, and then the other at the next meeting. Over 50% of affected owners must object in writing, 10 days prior to the meeting. Members of the public will be allowed to speak at the meeting.

2. **2019 Tri-County History Fair**

Commissioner Favazzo will coordinate the HPC's involvement for the September 28, 2019 Tri-County History Fair.

3. **ARC: Property Maintenance & Zoning Complaints**

A discussion ensued over current property proposals, issues, and violations.

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 10:01 P.M.

Respectfully submitted,



Barton Ross, AIA, AICP, LEED AP
Plainfield HPC Consultant
Prepared July 25, 2019

Approved by the Historic Preservation Commission: 8/27/2019