



**CITY OF PLAINFIELD
HISTORIC PRESERVATION
COMMISSION**
515 WATCHUNG AVENUE, ROOM 202
PLAINFIELD, NEW JERSEY 07060
Phone: (908) 753-3391



Adrian O. Mapp, Mayor

**William H. Michelson, Chairman
Lawrence T. Quirk, Vice Chairman**

**MEETING MINUTES – PLAINFIELD HISTORIC PRESERVATION COMMISSION
SEPTEMBER 24, 2019 – CITY HALL 1ST FLOOR LIBRARY, 515 WATCHUNG AVENUE**

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 Attendance

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

Order of Business

Chairman Michelson introduced April M. Stefel to the commission as new Recording Secretary and staff liaison between the HPC and Planning Staff, for the unexpired term of September 24, 2019, through the January 2020 reorganization meeting. The appointment must be completed through a resolution. Motion:

Commissioner Schneider, seconded by Commissioner Camino, unanimously approved by voice vote. Resolution was finalized and signed by Chairman Michelson on September 25, 2019.

Presentation of Meeting Minutes

Commissioner Schneider made a motion to accept the July 23, 2019, regular meeting minutes as presented; Commissioner Smith-Alexander seconded the motion and it was unanimously approved by voice vote.

Commissioner Schneider made a motion to accept the August 27, 2019, regular meeting minutes as presented; Commissioner Thomas seconded the motion and it was unanimously approved by voice vote.

Old Business

1. Certificate of Appropriateness HPC 2019-09. Applicant & Owner Alia & Brian Parker 900 Park Avenue. Block 720, Lot 1. Van Wyck Brooks Historic District

Chairman Michelson determined from the Affidavit of Service that proper notice had been served on nearby owners, and that the Commission has jurisdiction to hear the application.

Chairman Michelson called applicants Brian and Alia Parker. Ms. Parker proposed to install a 4 foot high wrought iron fence along Park Avenue (east side) continuing up the existing driveway (both sides) to approximately the intersection of the house with a 6 foot gate. A 4 foot high wrought iron fence along West Ninth Street (north side) to become 6 foot high at the point where the front yard setback ends and the house begins to the rear of the property also including a 6 foot gate across the driveway along East Ninth Street. Across the rear of the property (west side) from East Ninth Street to the carriage house a 6 foot black vinyl privacy fence is proposed.

After discussions with commission members and the applicant, the applicant's original proposal was withdrawn. This resulted from a requirement of a variance for a corner property having two front yards as well as the black vinyl not being an appropriate material in an historic district.

A motion was made by Vice Chairman Quirk, seconded by Commissioner Thomas and is as follows:

- 4 foot high wrought iron fence along both Park Avenue and West Ninth Street.
- 4 foot high wrought iron fence paralleling the driveway on both sides at the Park Avenue entrance with a maximum length of 30 feet in depth measured from the driveway apron. The maximum height of the arched wrought iron electronic gate is 6 feet.
- The maximum height of the arched electronic gate at the West Ninth Street driveway entrance is 4 feet 6 inches.
- A 6 foot high wooded privacy fence with the good side facing the adjoining property on the rear of the property from West Ninth Street to the existing carriage house.

A roll call vote was taken and the motion was unanimously approved.

2. Certificate of Appropriateness HPC 2019-13. Applicant & Owner Douglas Lopez 933 Watchung Avenue. Block 642, Lot 16. Putnam/Watchung Historic District

Chairman Michelson determined from the Affidavit of Service that proper notice had been served on nearby owners, and that the Commission has jurisdiction to hear the application.

Chairman Michelson called applicant Douglas Lopez. Mr. Lopez address is 1120 Saint Marks Place, Plainfield, NJ 07060. Mr. Lopez proposes to install a 6 foot high wood stockade style fence along the Richmond Street side of the corner property with a 48 inch gate facing Watchung Avenue as well as a small 12 foot 7 inch section of fencing.

After discussions with commission members and the applicant, the applicant's original proposal was withdrawn. This resulted from a requirement of a variance for a corner property having two front yards.

A motion was made by Vice Chairman Quirk, seconded by Commissioner's Thomas and is as follows:

- 4 foot high wooden stockade fence (pine) along Richmond Street (east side) property line
- 4 foot high wooden stockade fence (pine) section 12 foot 7 inches on the east side of the property facing Watchung Avenue with a 4 foot gate (48 inches high)
- The good side of both the gate and fence must face outward towards Richmond Street and Watchung Avenue

A voice vote was taken and the motion was unanimously approved.

Unfinished Business

2019 Tri-County History Fair: Commissioner Favazzo was unable to attend. Chairman Michelson offered to help Vice-Chairman Quirk. April M. Stefel will find additional materials and give to Vice-Chairman Quirk.

District Expansion Netherwood Heights and Van Wyck Brooks: Planning Director needs to send out notices

Yates Decision: By December 2019, Mr. Rother Esq. must decide what he wishes to pursue regarding the court decision.

Stelle Avenue Bridge: NJHPO rescinded their original decision regarding the Stelle Avenue Bridge in Cedar Brook Park. The revised decision will allow for a modified design with characteristics similar to that of the HPC approved bridge at Pemberton Avenue.

Lead Abatement: Meeting between Chairman Michelson, William Nierstedt and the Health Department. Protocol from HPC is repair, remediate before replacement. Commission members voiced concerns over potential loss of original windows in historic buildings. Commissioner Schneider volunteered to give materials regarding this issue to the HPC.

Master Plan: Barton Ross discussed the existing Master Plan and how successful the HPC goals and objectives were. The new master plan needs to continue district expansion with the Drake House Historic District including the Drake House Museum and the two adjacent building to the east and land marking two structures Pike House, 408 East Front Street and Cedar Brook Farm, 11 Brook Lane. In addition, Mr. Ross requested that commission members review and comment on chapters 7-9. At the next meeting,

the HPC should provide a resolution relating to the Historic Preservation Element and forward it to the Planning Board.

New Business

Preservation Awards – 2 persons and 2 buildings: Vice Chairman Quirk recommended former Secretary of HPC Scott Bauman. Item to be placed on the next month's agenda.

Discussions

North Avenue: Commissioner Camino spoke to the Pedestrian Mall on North Avenue between Watchung and Park Avenues. The city's position is for the unification of the design of the streetscape and building façades. HPC wishes to participate in the input of the streetscape and building facades. Funding sources might trigger HPO involvement. Chairman Michelson addressed a question from Commissioner Alexander regarding redevelopment and the use of eminent domain. Redevelopment supersedes existing zoning.

East Ninth Street: Commissioner Gurshman asked about the status of the three lots. Ms. Stefel stated that the lots were fenced and cleaned by the new owner. No application for redevelopment has been submitted.

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 9:40 P.M.