



**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**  
**APRIL 23, 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 7:36 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
<b>Mario Camino</b> , Class A (12/31/2020)	X	ab	*	ab								
<b>John Favazzo</b> , Class A (12/31/2021)	X	X	C	X								
<b>William T. Garrett</b> , Class B (12/31/2019)	X	X	A	X								
<b>Sandra Gurshman</b> , Class B (12/31/2022)	ab	X	N	X								
<b>William H. Michelson</b> , Class B (12/31/2022)	X	X	C	X								
<b>Lawrence T. Quirk</b> , Class A (12/31/2021)	X	X	E	ab								
<b>Gary F. Schneider</b> , Class C (12/31/2019)	X	X	L	X								
<b>Reginald Thomas</b> , Class A (12/31/2022)	X	X	L	X								
Member 9 (vacant- unexpired term ends 12/31/2020)	n/a	n/a	E	n/a								
<b>Gail Smith Alexander</b> , Alternate Member 1 (12/31/2020)	x	X	D	X								
Alternate 2 (vacant- unexpired term ends 12/31/2020)	x	ab	*	n/a								

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

**Presentation of Meeting Minutes**

Commissioner Gurshman made a motion to accept the February 26, 2019, regular meeting minutes as presented; Commissioner Schneider seconded the motion and it was unanimously approved by voice vote. Note was made of the recent resignation of Alternate Member James Plummer, who was thanked in absentia for his service. Chairman Michaelson will let the Mayor know that there are 2 vacancies on the Commission.

**New Business**

- Hearing #1: Certificate of Appropriateness HPC 2019-02. Applicant & Property Owner: Patric & Ligaya McNulla 737 Dixie Lane. Block 908, Lot 7. 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 and property owner Patric McNulla, 737 Dixie Lane, Plainfield, introduced himself to the Commission and informed them that he proposes removal of a portion of asphalt-paved

driveway and landscaped island, and the construction of a new 20'x24' (480 SF) detached garage in the rear yard. Mr. McNulla already received approval from the Commission to demolish the existing dilapidated detached garage on the property in May 2018.

Commissioner Garrett commented that the 20 foot width may restrict vehicle doors from fully opening. Without further comment from commissioners, Chairman Michelson opened the meeting to the public. Mr. James Fitzgerald, Esq. (business address 401 High Street, Dunellen), introduced himself as an attorney representing neighbor Andrew Hodulik of 717 Dixie Lane who is unavailable to attend the meeting.

Mr. Fitzgerald asked Mr. McNulla why he is tearing down the old garage and where will the new garage be located. Mr. McNulla said the garage is in disrepair and he showed Mr. Fitzgerald on a survey where the new garage is being located; Mr. McNulla added the new location does not require a variance. When asked if he would consider locating the garage closer to his house, Mr. McNulla responded by saying it would diminish the size of his backyard. When asked if he would consider adding landscape screening between the new garage and Mr. Hodulik's property, Mr. McNulla said he would consider screening and he would contact Mr. Hodulik. Chairman Michelson closed the public portion of the meeting.

A discussion ensued over the garage plans presented to the Commission, and what the garage will look like after it is built. Commissioners and the applicant agreed to windows, doors, cladding, and roof ventilation system. Mr. McNulla agreed to provide the Commission with a list of product materials.

Commissioner Gurshman made a motion to approve the construction of a new detached garage as per the submitted plans with conditions that the applicant provide the Commission with a product list, ridge vent, option to build up to 550 square feet (22'x24'), wood clapboarding, wood trim, fiberglass doors- not vinyl. Commissioner Garrett seconded the motion and it was unanimously approved by roll call vote.

**2. Certificate of Appropriateness HPC 2017-11. Applicant: Rahway & Plainfield Meeting of the Religious Society of Friends (Quakers). 225 Watchung Avenue. Block 312, Lot 3. North Avenue Historic District**

Chairman Michelson informed Commissioners that the applicant is seeking clarification on a previously approved Certificate of Appropriateness for the renovation and expansion of the Quaker Friends Meeting House, however the proposal could be an application for amended approval, or a whole new application.

Frank Flanagan of 2388 Waldheim Avenue, Scotch Plains introduced himself as the contractor hired by the applicant. Karen Tibbals of 1096 Shadowlawn Drive, Green Brook introduced herself as clerk (president) of the Quaker Friends Meeting of the Religious Society of Friends. Mr. Flanagan narrated the clarifications for materials and appearances he needs from the Certificate of Appropriateness.

Commissioners and the applicant agreed to a tan color Hardiboard exterior siding which will match the original building. The windows will be Jeld-Wen wood 6 over 6 as per the October 5, 2017, Certificate of Appropriateness with muntins on the interior and exterior. The 3 entrance doors can be made of smooth coated fiberglass. Trim (corner boards, rake, trim, soffits) can be composite materials made by Boral. Instead of a gable and ridge vent, a 24 inch diameter Fypon vent will be installed at 3 gabled locations. Mr. Ross commented that Boral trim is specified in other jurisdictions, and Fypon sometimes is allowed but it should be field painted. A discussion ensued over different roof ventilation systems. Gutters will be six-inch, half round in shape. New roof shingles will be asphalt shingle TAMCO Heritage series. David Monroe of 189 North Avenue East, Cranford, introduced himself as a member of the Quakers and reminded the Commission that the part of the building being worked on is from the 1950s, and not the 1770s; he thanked the Commission for their attention to continuity and detail.

Chairman Michelson opened the meeting to the public. No one from the public commented. Commissioner Favazzo made a motion to approve Certificate of Appropriateness clarifications to HPC 2017-11 as noted and discussed. Commissioner Gurshman seconded the motion and it was unanimously approved by roll call vote.

## **Unfinished Business**

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

Mr. Bauman informed Commissioners to continue to report property maintenance code violations to the Inspections Division, and zoning code violations to the city zoning officer. Commissioners discussed various properties and their respective code violations.

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

Chairman Michelson reported that the State Historic Preservation Office sent the grant agreement to the city for signature. The grant is to undertake an update to the Historic Preservation Element of the municipal master plan and the work needs to be completed by September 30, 2019.

### **3. DCA Regulations for Siding and Roofing**

Chairman Michelson reported that the State is addressing concerns about the applicability of new DCA regulations concerning roofing and siding without the necessity of building permits to properties in historic districts by proposing clarifications to the law and Plainfield has been asked by the State Historic Preservation Office to comment on the proposed rule changes.

### **4. Proposed Rewrite on Nomination to National Register of Historic Places**

Mr. Ross reported that there are proposed rule changes that will reconfigure the way properties are nominated to the National Register of Historic Places. The proposed rules will make the process more difficult and expensive. Commissioners expressed a preference for listing properties on the State Register of Historic Places, and concern over increased federal jurisdiction.

### **5. 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.

### **6. Membership Vacancies**

Commissioners discussed the resignation of Alternate Member James Plummer and the need to fill two vacancies on the Commission. Chairman Michelson agreed to contact the Mayor about the vacancies.

### **7. Historic Preservation Conference- Preservation in Practice: A Primer for Historic Preservation Commissions**

Commissioner Schneider reported on a historic preservation conference he attended March 9 at Morristown National Historical Park.

### **8. Preservation New Jersey**

Chairman Michelson reported that he was voted to serve on the Preservation New Jersey Board of Directors on March 30 at their annual meeting held at the Red Mill Museum Village in Clinton.

## **Adjournment**

There being no further business, Commissioner Favazzo made a motion for adjournment, seconded by Commissioner Schneider; all voted in favor, none opposed. The meeting adjourned at 9:51 P.M.

Respectfully submitted,

*Scott Bauman*

Scott Bauman, PP, AICP

Recording Secretary

Prepared May 6, 2019

Approved by the Plainfield Historic Preservation Commission: May 28, 2019