



**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**

**FEBRUARY 22, 2022, VIRTUAL MEETING MINUTES  
PLAINFIELD HISTORIC PRESERVATION COMMISSION**

**Call to Order and Public Notice**

Chairman Michelson called the virtual meeting to order at 7:45 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, Planning Division and on the City website. 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**

2022 Plainfield Historic Preservation Commission Name, Class Designation (Term Ends)	1/25/22	2/22/22	3/22/22	4/26/22	5/24/22	6/21/22	7/26/22	8/23/22	9/27/22	10/25/22	11/22/22	12/20/22
<b>Mario Camino</b> , Class A (12/31/2024)	X	O										
<b>John Favazzo</b> , Class A (12/31/2025)	X	X										
<b>William T. Garrett</b> , Class B (12/31/2023)	X	X										
<b>Sandra Gurshman</b> , Class B (12/31/2022)	X	X										
<b>William H. Michelson</b> , Class B (12/31/2022)	X	X										
<b>Lawrence T. Quirk</b> , Class A (12/31/2025)	X	X										
<b>Gary F. Schneider</b> , Class C (12/31/2023)	X	O										
<b>Reginald Thomas</b> , Class A (12/31/2022)	X	X										
<b>Gail Smith Alexander</b> , Class C (12/31/2024)	X	X										
<b>Kirk Hemphill</b> , Alternate Member 1 (12/31/2022)	X	X										
Alternate 2 (vacant- unexpired term ends 12/31/2020)	na											

*Also Present – HPC Consultant Barton Ross), HPC Secretary Maximo Vazquez, Christopher Zingaro, Esq., Commission Counsel*

## Roll Call Was Taken

## Order of Business

### Presentation of Meeting Minutes

Minutes from the HPC meeting of January 25, 2022 were presented. No questions were asked.

A Motion to adopt the minutes was made by Commissioner Gurshman and seconded by Commissioner Thomas. They were adopted by unanimous voice vote.

Chairman Michelson notes that future minutes will include decisions from the ARC.

## Old Business

**1. Hearing #1: Certificate of Appropriateness HPC 2019-16. Applicant & Owner: Genevieve Joshua, 414 Randolph Road; Block 10, Lot 755. Van Wyck Historic District. Carried from January 25, 2022 Meeting.** Applicant seeks to resurface deck and replace existing railings. Additionally, applicant seeks to replace existing shed and vinyl windows.

- Chairman Michelson recuses himself. Vice Chair Quirk takes the meeting for this business item.
- Vice Chairman Quirk asks Ms. Joshua about what her intentions are to do with her windows. Ms. Joshua notes she had sent an email to William Nierstedt today, 2/22/22, with details given to her by the vendor.
- Vice Chairman Quirk questions if Ms. Joshua intended to change the windows from what was originally approved. She replies that her intended window is on the email sent to Mr. Nierstedt earlier today.
- Vice Chairman Quirk recommends the Commission table this item for the March 2022 meeting since we do not have her transmission.
- Motion to carry this matter to March 22 was made by Commissioner Gurshman and seconded by Commissioner Hemphill.
- Voice vote, all in favor. Chairman Michelson abstains.

## New Business

**1. Hearing #1: Amendment to Application HPC 2021-25. Applicant and Owner Elaine Junguenet, 621 Belvidere Avenue; Block 911 Lot 1. Netherwood Heights Historic District.** Applicant seeks to reinstall an original triple leaded glass casement window on the new addition and erect a wood shade structure, 14'x14', on stone terrace in her side yard.

- **Elaine Junguenet, 621 Belvidere Avenue**
- **William Toth, 950 Fernwood Avenue, Plainfield (architect)**
- Mr. Toth describes the work that is being requested to be done, and shares his screen
- Mr. Vazquez confirms receipt of public notice
- There is an intention to reuse the existing windows.
- There is also a request to include a shaded patio area via a portico
- Question from Vice Chairman Quirk:

- Requested clarity on the height of the structure.
- Mr. Toth notes the portico will be exactly what is shown in the photo and is roughly 14'x14'x14'
- Chairman Michelson notes that if this structure is not a fixture, it would not need approval
  - Mr. Toth notes that it will be a permanent structure
- Commissioner Thomas asks if portico will be attached to the property
  - Mr. Toth clarifies that it is freestanding
- Commissioner Thomas would like to see more detailed drawings and know the style of the house
  - Mr. Toth notes that it is an American Tudor style home
- Commissioner Thomas notes that the drawing does not have enough detail in terms of the design of the column and footings
- Commissioner Favazzo asks if the intent of the design is to match the style of the home
  - Mr. Toth notes that the portico would indeed match the style of the home
- Commissioner Favazzo asks what the roof is made of
  - Mr. Toth notes that the roof will be aluminum, and that is the only option for the structure
- Commissioner Favazzo asks what direction the pitch would be pointed
  - Mr. Toth notes the pitch will be towards the side yard
- Commissioner Thomas comments that the underside of the roof is white and may be worth darkening. He also notes that the structure should be on a plank so the wood would not be submerged in water
- Chairman Michelson requests that Commissioners Favazzo and Thomas clarify their requests of the structure for the record
  - Chairman Favazzo notes that the underside of the structure's roof should be painted and the structure should be raised
    - Mr. Toth notes that these pre-purchased structures are designed for being at grade and thus he would not like to raise the structure
  - Commissioner Thomas requests cut sheets and additional details
- Vice Chairman Quirk notes Mr. Toth's comment earlier was that, should the structure not be available for purchase, he would design a similar structure.
- Chairman Michelson asks whether there any zoning issues that may need addressing
  - Mr. Toth notes that he filed for a lot coverage variance
- Commissioner Favazzo asks if the only change to the previously approved work was the movement of appliances in the addition
  - Mr. Toth confirms this assumption and this allows for the windows to be preserved
- Vice Chairman Quirk makes a motion to approve amendments to the Certificate of Appropriateness issued November 12, 2021 (also under case no. 2021-25), by which the applicant will abandon approval to remove leaded glass casement windows from their previous location. Instead, she will reinstall the same windows in the half-bath addition. In addition, the motion includes approval to erect a wooden shade structure, no taller than 14 feet, and to paint it in a darker color. Should the applicant find that the pre-purchased structure detailed in the plans are

not available, then any new proposal will be directed to the Planning Office, so that it can be reviewed by the ARC. The motion was seconded by Commissioner Garrett.

- Votes as follows:
  - o Commissioner Hemphill - Yes
  - o Commissioner Gurshman - Yes
  - o Commissioner Favazzo - Yes
  - o Vice Chairman Quirk - Yes
  - o Chairman Michelson - Yes
  - o Commissioner Thomas - Yes
  - o Commissioner Garrett - Yes
  - o Commissioner Alexander - Yes
  - o Commissioner Schneider - Abstain

Commissioner Schneider joins the call at 8:20 P.M.

- **Hearing #2: Amendment to Application HPC 2021-08. Applicant and Owner - C&C Realty Investments, 148 Washington Place Ridgewood, N.J. 07450, by Maynor Herrera, Project Manager - 911 Watchung Avenue; Block 642 Lot 21. Putnam/Watchung Historic District.** Applicant seeks to replace windows and garage doors.
- Michael Bonner, attorney, describes the application for approval of garage doors and windows made by the applicant. Mr. Bonner notes this application has been in review for over 18 months
- Gregory Waga, architect, conducts a presentation
  - o Mr. Waga clarifies that the intent is to replace all windows in all elevations and replace the garage doors as well
  - o Mr. Waga proposes to replace the windows with detailed descriptions of each one
  - o Mr. Waga notes that all drawings were reviewed by HPC consultant Barton Ross and William Nierstedt
  - o Mr. Waga also proposes replacing the garage door with crossbars for historical reference
- Mr. Waga requests that the CA have, as a condition of approval, whatever is decided on the design of the garage doors
- Chairman Michelson asks if the garage is new
  - o Mr. Waga notes the garage is not new
- Chairman Michelson asks the use of the property
  - o Mr. Waga says it will be a single family home
- Vice Chairman Quirk asks about the materials to be used for the garage doors
  - o Mr. Waga notes the material of the doors and door windows will be wood
- Vice Chairman Quirk asks about the number of windows being replaced
  - o Mr. Waga says there are 36, and notes the original number of windows to be replaced had changed since he chooses to preserve the bay windows
- Vice Chairman Quirk asks about the options for the garage doors
  - o Mr. Waga showed the two door options

- Commissioner Alexander asks if both doors are wood, with clear glass windows
  - o Mr. Waga explains that the Coachman Design door is composite, not wood, but the windows will be clear
- Commissioner Alexander asks if the preserved windows were kept due to financial constraints or otherwise?
  - o Mr. Waga explains that the feedback from Mr. Ross and Mr. Nierstedt was that the windows are not historic
  - o Mr. Ross opines that, because the new windows are not historically the correct size, relative to the other windows, it would be difficult to get those windows to comply to historical sizes
  - o Mr. Bonner expands on the thought that the applicant intends to landscape the front in order to hide some of the windows
  - o Commissioner Alexander clarifies that, while she may not agree, she understands the rationale
- Commissioner Thomas notes his preference for the Coachman style
- Vice Chairman Quirk asks whether the front windows are vinyl
  - o Mr. Waga clarifies that the windows would be one-over-one wood windows
- Commissioner Favazzo says that the motion should reflect the inconsistent drawings and language
- Commissioner Favazzo asks what kind of composite the doors would be made of
  - o Mr. Waga explains that the composite would have an embossed wood grain finish
- Commissioner Schneider expresses concern about the front windows not matching, as the building and lot are both historic
- Chairman Michelson asks whether it would be practical for the applicant to open the porch
  - o Mr. Waga notes that, because the enclosure is existing, it should remain as such
- Commissioner Alexander asks if there are any photos of the home from the time when the porch had not yet been enclosed
  - o Vice Chairman Quirk figures that the original windows with the open porch would have matched the home, and photos may be available in the public library
- Commissioner Gurshman notes her home's enclosed porch has matching windows across the whole building, but notes that the mismatched windows reflect a point in history just as much
- Commissioner Favazzo expresses concern that the composite doors might look too much like vinyl, and expresses support of Commissioner Gurshman's comment on the window
- Vice Chairman Quirk asks for a straw poll about the garage doors and windows. He says the garage doors would not be an issue so long as they do not look like plastic, and that the windows on the first floor would be either matching, or remain one-over-one.
- Commissioner Thomas clarifies that the wood doors are solid with glass built into the door, not like two panes against each other, and that true divided light is not often seen in the neighborhood.
- Commissioner Favazzo notes that the semi-custom doors may have windows that can pop out and are like vinyl
- Commissioner Hemphill is fine with the windows as proposed and has preference for the wooden, semi-custom door

- Commissioner Schneider has no preference on the doors, as they are too far back from the road to appear as different
- Commissioner Alexander is fine with the windows and the Coachman style door
- Commissioner Gurshman echoes Commissioner Alexander's thoughts
- Commissioner Thomas expresses that it may be worth the wait for garage door supplies to normalize before accepting this precedent, but otherwise prefers the Coachman
- Commissioner Favazzo expresses similar concern about precedent.
- Chairman Michelson opened the hearing for public comment.
- Bill Edmunds, 975 Hillside Ave:
  - o Notes that the requirement for their door was wood, and expresses concern over garage doors being made of anything other than wood
- Rich Sudol, 313 Franklin Place, notes that Google Street View, as of October 2020, shows 2 garage doors He also asks if there is a reason for choosing simulated divided light over true divided light.
- Mr. Waga says that most manufactured windows are simulated divided light
- Commissioner Favazzo asks whether the garage door will span over the front of the garage
  - o Mr. Waga explains that it will have to.
- Vice Chairman Quirk notes that the qualifier for the number of doors would be whether there is a center post
  - o Mr. Bonner notes that yes, it is 2 doors
- Councilman Sean McKenna
  - o Comments with a concern that Mr. Waga does not know the count of garage doors, yet is representing as the designer
  - o Expresses concern over design standards lacking distance qualifiers
- A motion was made by Commissioner Hemphill, to grant a Certificate of Appropriateness to permit the replacement of 36 house windows, four of which will be one-over-one wood windows, and for the replacement of two existing garage doors with semicustom wood doors. This was seconded by Commissioner Favazzo.

Votes as followed:

- Vice Chairman Quirk Yes
- Commissioner Favazzo Yes
- Commissioner Thomas Yes
- Commissioner Alexander Yes
- Commissioner Schneider Yes
- Chairman Michelson Yes
- Commissioner Garrett Yes
- Commissioner Gurshman Yes

2. **Hearing #3: Certificate of Appropriateness HPC 2022-01 Applicant and Owner Golden Circles Properties, 228-236 East Ninth Street; Block 24, 25, 26. Crescent Area Historic District.** Applicant seeks to construct a new multiunit dwelling.
- Concerns have arisen about the timing for when the agenda is posted online on the City website
  - Chairman Michelson details the history of the application and the concerns surrounding redevelopment and concerns of spot zoning.
  - Chairman Michelson notes that the application in question is before us both architecturally for a CA, and as a PB or ZBA referral, but raises concerns already voiced by us, about zoning in historic districts.
  - Joseph Paparo, attorney and counsel for applicant
    - o Expresses concern about possible delay since this was on our agenda in two previous hearings.
    - o Chairman Michelson points out that the application at hand has ramifications for the public at large.
    - o Mr. Paparo also expresses concern over comments about transcription before the presentation had begun
    - o Vice Chairman Quirk suggests the application be heard as an informational this evening.
    - o Mr. Paparo notes that the client's goal was to solicit feedback before going to the Planning Board.
  - Counsel Zingaro notes that for regular meetings, agendas do not legally have to be posted in advance. Special meetings would need an agenda to be posted.
  - Commissioner Schneider expresses that the meeting is getting long enough as is, and would like to move this to March 22.
  - Mr. Paparo describes the application as it stands
  - Jeffrey Lewis, 277 Ridge Street , Architect, gave his architectural breakdown of the proposal with all elevations
  - Chairman Michelson comments that the urban fabric of East 9<sup>th</sup> Street should be continued, as it consists mostly of square, blocky houses that are two or three stories high. He has no issue with having 2 buildings, although it is actually 3 lots.
  - Vice Chairman Quirk expresses disappointment that the buildings do not reflect his thoughts from a previous meeting
    - o Vice Chairman Quirk is concerned about the building's massing, and suggests that some of the apartments be moved to the first floor to reduce that massing.
    - o He expresses that, in the elevations provided, the two buildings look more like four distinct buildings, because of indentations at the center of the buildings. He suggests these changes:
      - Running the bay windows to the ground
      - Lining u the roofing to look like single family roofs
      - The sides of the building need something to alleviate the solid long walls and windows
      - Remove the extended dormers on the lighter building
    - o Reiterates that the detailing of the buildings is appreciated, but the massing is a major concern.
    - o Would like to know what the stucco would be made of
      - Mr. Lewis notes that the stucco would be made of EIFS which is similar to insulation sheets
  - Commissioner Thomas expresses opposition to EIFS because it reminds him of drivit. Expresses preference for CMU with lathe finish or wood.
    - o Commissioner Thomas applauds the detailing of the plan, but is concerned that the apartment building does not look like the structures around it, in terms of perceived volume, similar to Vice Chairman Quirk's comments

- Commissioner Favazzo points out that the video walk-through does not show the proposed buildings next to the buildings on either side, and doing so would inform the conversation about scale.
  - o Also applauds design, but laments the materials used like EIFS.
- Commissioner Favazzo asks if all the brackets are lumber
  - o Mr. Lewis confirms, yes
- Mr. Lewis and the client agree to not use EIFS and will instead use real stucco
- Mr. Ross expresses that the blue building is more successful as a design, and also comments about breaking up the massing of both buildings
  - o Mr. Ross also agrees with Vice Chairman Quirk's comments of breaking up the solid walls on the sides with additional indentations or bay windows
- Commissioner Schneider notes that this design is much better than the design presented previously
  - o Commissioner Schneider does not see a major issue with massing, but would like to see the massing broken up nonetheless.
  - o Commissioner Schneider would like to see the walls have more indentation as well.
- Commissioner Gurshman asks if the whole building would be completely ADA accessible.
  - o Mr. Lewis confirms, yes
- Commissioner Alexander agrees with previous comments about the bay windows and applauding the design.
- Commissioner Garrett expresses enthusiasm for the project, but echoes the critique of the plain side walls.
- Commissioner Hemphill agrees with the windows going down to the ground. He also asks what the windows would be made out of, and expresses concern over the massing.
  - o Mr. Lewis confirms they would be wood windows
- Chairman Michelson would like to see relief instead of the plain walls on the sides and backs of the buildings. He would also like to see more varied windows.
  - o With regards to the use of the first floors, Chairman Michelson expresses understanding for putting amenities there, but questions the need to have duplicated amenities in both buildings.
- Commissioner Thomas comments that the management of refuse containers should be considered, along with the changes to elevations.
- Commissioner Schneider asks about the number of parking spaces for the buildings.
  - o Mr. Lewis confirms there are 31 spaces planned, for 16 units that are all 2 bedrooms.
- Mr. Paparo expresses appreciation for the feedback regarding design factors of the project, and notes that there will be no variances sought.
- Mr. Paparo agreed, at the Chairman's request, to waive the 45-day rule, and present the next set of proposals and drawings on March 22.
- Vice Chairman Quirk asks if the commission will take comments from the public tonight. Chairman Michelson says he was about to solicit it.
- Rich Sudol, 313 Franklin Place:
  - o Notes that the proposed buildings are 60 feet by 90 feet, where other buildings on this street are closer to 35 feet by 60 feet in their dimensions. He agrees with Commissioner Favazzo's comments about the video not showing neighboring buildings for context and scale



## **Discussion Items**

**The following items were not discussed due to time constraints:**

HPC Awards  
Abandoned/Vacant Properties  
Redevelopment Plans

## **Adjournment**

There being no further business, Commissioner Schneider made a motion for adjournment, seconded by Commissioner Gurshman. All voted in favor, none opposed. The meeting adjourned at 11:07P.M.