



CITY OF PLAINFIELD
HISTORIC PRESERVATION COMMISSION
 515 WATCHUNG AVENUE, ROOM 202
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Adrian O. Mapp, Mayor

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

Plainfield Historic Preservation Commission
Regular Meeting Agenda, September 27, 2022; 7:30 PM, Via Zoom

Open Public Meeting Statement

Chairman Michelson called the virtual meeting to order at 7:34 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 was given in accordance with the Open Public Meetings Act; the annual meeting schedule was published in the Courier-News on February 10, 2022 and posted in the offices of the City Clerk and 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

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
Mario Camino , Class A (12/31/2024)	X	O	X	O	X	X	X	O	X			
John Favazzo , Class A (12/31/2025)	X	X	X	O	X	X	X	O	X			
William T. Garrett , Class B (12/31/2023)	X	X	X	X	X	X	X	X	O			
Sandra Gurshman , Class B (12/31/2022)	X	X	X	O	O	O	O	O	O			
William H. Michelson , Class B (12/31/2022)	X	X	X	X	X	X	X	X	X			
Lawrence T. Quirk , Class A (12/31/2025)	X	X	X	X	X	X	X	X	X			
Gary F. Schneider , Class C (12/31/2023)	X	O	X	X	X	X	X	X	X			
Reginald Thomas , Class A (12/31/2022)	X	X	X	O	X	O	X	X	X			
Gail Smith Alexander , Class C (12/31/2024)	X	X	X	X	X	X	X	O	X			
Kirk Hemphill , Alternate Member 1 (12/31/2022)	X	X	X	X	X	X	X	X	X			
Alternate 2 (vacant- unexpired term ends 12/31/2020)	na	Na										

Presentation of Meeting Minutes

Meeting Minutes to be presented at the October 25, 2022 hearing.

Old Business

- 1. Hearing #1: Certificate of Appropriateness HPC 2022-13 Applicant and Owner City of Plainfield, North Avenue from Watchung Avenue to Park Avenue and Gavett Place from East Second Street to North Avenue; Block and Lot NA. North Avenue Historic District.** Applicant seeks to improve existing roadways including milling and paving, reconstruction of handicap ramps and adjacent sidewalks, tree planting, and drainage improvements including the construction of rain gardens.

Drew DiSessa with Pennoni Associates at 24 Commerce Street Newark NJ is the engineer on this project.

Chairman Michelson asks for a summary of changes since what was last presented at our March 22, 2022 meeting.

Mr. DiSessa gives a brief summary of events since the last presentation. He notes discussion was had with NJDEP's State Historic Preservation Office, and made changes according to their recommendations, as well as the recommendations made by HPC historic consultant Barton Ross.

Mr. DiSessa presents via screen share the project location's bounds. He shares an existing condition map as well as the proposed site plan. He notes the City will maintain its streetscape design and include collapsible bollards and a gazebo.

Mr. DiSessa notes that the landscaping will include rain gardens, and clarifies what rain gardens are exactly.

Mr. DiSessa notes some street furniture including street benches and game tables. Chairman Michelson notes his concerns about street furniture maintenance.

Chairman Michelson asks about the permanence of the bollards. Mr. DiSessa notes they are steel bollards with a decorative sleeve and an inner pin that locks it into the ground. The bollards can be removed, leaving a flush area for vehicular traffic. Chairman Michelson speaks about his experience with electric bollards that sink into the ground. Mr. DiSessa will look into this concept.

Commissioner Camino asks about the capacity at this plaza. Mr. DiSessa does not have an answer.

Vice Chairman Quirk asks which bollards will be decorative. Mr. DiSessa notes they will all be decorative, but some will be removable.

Vice Chairman Quirk asks about the material of the gazebo. Mr. DiSessa defers to Mr. Ross for those notes.

Mr. Ross gives a presentation to discuss some of the historic considerations of this project. He notes his comments are meant to satisfy the criteria set forth by the State Historic Preservation Office.

Mr. Ross gives details about the architectural designs of the gazebo, as well as the street furniture.

Commissioner Schneider asks of Valerie Jackson, Director of Economic Development, if this iteration was worth the time. Ms. Jackson notes that, despite her work towards expediency, the product came out better.

Chairman Michelson notes his concerns about services such as deliveries and trash pickups. Ms. Jackson notes that these items would be resolved by the City administration.

Motion was made to grant HPC 2022-13 a Certificate of Appropriateness for the reconstruction of North Avenue and Gavett Place as shown by the site plan and drawings dated September 20, 2022 made by Pennoni Associates. Seconded by Commissioner Alexander.

Roll Call Vote:

Commissioner Garrett: Not Present
Commissioner Thomas: Yes
Commissioner Schneider: Yes
Commissioner Hemphill: Yes
Commissioner Alexander: Yes
Commissioner Favazzo: Yes
Commissioner Camino: Recuse
Vice Chairman Quirk: Yes
Chairman Michelson: Yes

Motion Carries.

- 2. Hearing #2: Certificate of Appropriateness HPC 2022-46. Applicant and Owner Max Sanchez, 829 Richmond Street; Block 639 Lot 22. Putnam Watchung Historic District.** Applicant seeks to obtain after-the-fact approval for Jacuzzi installation, and approval for chimney repair including a change of material from stucco to natural stone.

Max Sanchez of 829 Richmond Street presents.

Mr. Sanchez noted at the August 23 hearing that the jacuzzi was not visible from the street. He presented the chimney material and veneer he would like to install, as the Commission requested last month.

No comments from the board.

No comments from the public.

Motion was made by Vice Chairman Quirk to grant HPC 2022-46 a Certificate of Appropriateness to allow the installation of a jacuzzi hot tub in the rear of the property, located as shown on the site plan as exhibit A-1, and the installation of a product known as Z-Brick Americana, on the three sides of the chimney, shown in A-1, with use of the product as shown in exhibit A-2. Motion seconded by Chairman Thomas.

Voice vote, all in favor.

New Business

Public Comment

Discussions

Discussion of HPC Ordinance amendments, currently pending before the City Council. Chairman Michelson asks whether he should write a letter to the Mayor to withdraw the Ordinance amendments, which involve making changes to the HPC's procedures and powers in several details. All members believes he should do so. He will distribute a draft before the letter goes out, to solicit any comments from the Commissioners.

Barton Ross has completed the final draft of his Sustainability Manual, as discussed in the August meeting. He has made changes as suggested by SHPO, and gives a summary. The Commission was pleased with the outcome, but there is no particular action required of the HPC at this juncture.

Adjournment

Motion to adjourn was made by Commissioner Schneider at 9:32pm, and seconded by Commissioner Favazzo. All in favor.