



**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**

**JANUARY 25, 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
Mario Camino , Class A (12/31/2024)	X											
John Favazzo , Class A (12/31/2025)	X											
William T. Garrett , Class B (12/31/2023)	X											
Sandra Gurshman , Class B (12/31/2022)	X											
William H. Michelson , Class B (12/31/2022)	X											
Lawrence T. Quirk , Class A (12/31/2025)	X											
Gary F. Schneider , Class C (12/31/2023)	X											
Reginald Thomas , Class A (12/31/2022)	X											
Gail Smith Alexander , Class C (12/31/2024)	X											
Kirk Hemphill , Alternate Member 1 (12/31/2022)	X											
Alternate 2 (vacant- unexpired term ends 12/31/2020)	na											

Also Present – HPC Consultant Barton Ross), HPC Acting Secretary William Nierstedt, Christopher Zingaro, Esq., Commission Counsel

Roll Call Was Taken

Reorganization Meeting for 2022

Nomination and Election of Chairperson. Commissioner Gurshman made a motion to nominate Commissioner William H. Michelson as Chairman. Commissioner Alexander seconded the motion, no one nominated anyone else, and it was unanimously approved by voice vote.

Nomination and Election of Vice-Chairperson. Commissioner Gurshman made a motion to nominate Commissioner Lawrence T. Quirk as Vice-Chairman. Commissioner Garrett seconded the motion, no one nominated anyone else, and it was unanimously approved by voice vote.

Resolution 2022-01 Adopting the 2022 Meeting Schedule. Commissioner Thomas made a motion to adopt the 2022 Meeting Schedule (running to the January 24, 2023 meeting) prepared by Planning Staff. Commissioner Gurshman seconded the motion, and it was unanimously approved by voice vote.

Resolution 2022-02 Designating the Official Newspaper for Publication of Legal Notices and City of Plainfield web page. Commissioner Thomas made a motion to appoint the Courier-News, and the City of Plainfield website, as the official places for publication of legal notices. Commissioner Gurshman seconded the motion, and it was unanimously approved by voice vote.

Resolution 2022-03 Adopting Procedures, Forms, and By-Laws. Commissioner Thomas made a motion to adopt the procedures and forms used by HPC for several years now, and our By-Laws first adopted in 2016. Commissioner Gurshman seconded the motion, and it was unanimously approved by voice vote.

Public Session Adjourns to Executive Session. At 7:55pm, the Commissioners left the Zoom virtual meeting and convened in a separate Zoom room, to conduct the executive session.

Return to Public Session at 8:08pm.

Order of Business

Presentation of Meeting Minutes

Minutes from the HPC meeting of December 21, 2021 were presented. No questions were asked.

A Motion to adopt the minutes was made by Commissioner Garrett, and seconded by Commissioner Alexander. They were adopted by unanimous voice vote.

Old Business

1. Hearing 1: Certificate of Appropriateness HPC 2021-26. Applicant & Owner: Lorraine Chevallier, 808 Hillside Avenue; Block 634, Lot 3. Putnam Watchung Historic District. Carried from November 23, 2021 Meeting.

The Roof of this home was replaced without a Certificate of Appropriateness from the HPC.. Yankee gutters were replaced with plain gutters.

Chairman Michelson asked historic preservation consultant Barton Ross for updates on 808 Hillside Avenue. Mr. Ross and Plainfield Director of Planning, William Nierstedt, had spoken with Ms. Chevallier who reported that their contractor is out of the country. Mr. Ross and Mr. Nierstedt have been in communications with the architect, David Buckman. Mr. Ross indicated that there is a need to remove the metal fascia on the wood trim and, should the wood trim not be there, a need to replace it. Mr. Ross also

notes that the porch does indeed have yankee gutters and that the proposed asphalt shingle roof repairs are adequate.

Chairman Michelson asked for practical next steps, to which Mr. Ross responded that a conditional certificate of appropriateness can be issued, should the applicant agree to repair the yankee gutters and restore the wood trim.

Vice-Chairman Quirk expressed concern that the owner would not comply with a conditional CA, but he does not want to carry this item indefinitely. Commissioner Gurshman asked we can give the owner a new date when the weather is warmer.

Motion:

- Commissioner Schneider made a motion to carry item 2021-26 to the May 2022 meeting
- Motion seconded by Commissioner Alexander
- All voted unanimously in favor of the motion, by voice vote.

2. Hearing 2: Certificate of Appropriateness HPC 2019-16. Applicant & Owner: Genevieve Joshua, 414 Randolph Road; Block 10, Lot 755. Van Wyck Historic District. Carried from December 21, 2021 Meeting. Applicant seeks to resurface deck and replace existing railings. Additionally, applicant seeks to replace existing shed and vinyl windows.

Chairman Michelson recused himself and handed the meeting to Vice-Chairman Quirk.

Vice Chairman Quirk recounted the application details and indicated that if the applicant wanted to make additional changes, she would need to provide additional materials.

The applicant, Genevieve Joshua, said she was in contact with a window vendor, but expressed that it was too great an expense to replace the windows. She noted an over \$1,000.00 cost per window, and the existing need to replace 5 windows previously ordered to do so by the Commission.

Vice Chairman Quirk indicated that an extension of another 2 years is possible, and that the applicant can replace the windows over time, to which the applicant stated she would make the effort to comply and complete the work in those 2 years' time.

Vice Chairman Quirk clarified that if the window plans are changed, the applicant would need to come back and apply with new plans. Applicant then agreed to procure specs from Home Depot and send them to Mr. Nierstedt and Mr. Ross.

Vice Chairman Quirk notes that the specs in question or an application for extension should be presented next meeting and would like to carry this item to February meeting.

Vice Chairman Quirk requested board sentiment on carrying this item to February.

- Commissioner Schneider expressed that this item can be moved to February, but would like resolution at that time.

Motion:

- Commissioner Favazzo made a motion to carry item 2019-16 to the February 22, 2022 meeting, and that the applicant must provide options to replace windows to William Nierstedt and Barton Ross.
- Seconded by Commissioner Schneider
- The Commission voted unanimously in favor, by voice vote, with Chairman Michelson abstaining.

Attorney Zingaro will advise if applicant needs to provide new notice to neighbors
 Vice Chairman Quirk returned the meeting to Chairman Michelson

3. Hearing 3: Certificate of Appropriateness HPC 2021-28 - Safe Routes to School Program Crosswalks. West 9th St. at Arlington Av. and Watchung Av. at Richmond St./Carnegie Av. Carried from December 21, 2021 meeting.

This application involves 5 intersection improvements, 2 of which are in historic districts. Carlos Fuentes presented the case for Pennoni Associates, City Engineers.

Chairman Michelson requested a report from Mr. Fuentes, who put the plans from the previous meeting on-screen. He addressed questions about the perpendicular crossing on the eastern crosswalk on Watchung Ave. at the intersection with Carnegie Avenue and Richmond Street. He noted that the crosswalk was always skewed, but could certainly be made perpendicular. He reviewed the proposed shoulder markings for both intersections, noting that standards do not require a particular color, but do need to be striped, as it is a traffic calming measure. Chairman Michelson expressed a dislike of “blaring” colors in the historic districts. Mr. Fuentes said the striping would be standard white paint.

Mr. Fuentes addressed questions on eastern crossing on West 9th Street at Arlington Avenue. He note that there is no existing crosswalk there, likely because of a large tree, fire hydrant, and utility pole, but it could be placed in the new plans. The City would need to move them to make space for a crosswalk

Chairman Michelson expressed neutrality on the subject of adding a crosswalk. Commissioner Gurshman prefers keeping the tree and skipping the crosswalk on the east side of the intersection. Mr. Fuentes clarified that the tree would be removed regardless, to accommodate the crosswalk ramp, and that the hydrant and pole are the real barriers. He noted however that they can move the crosswalk further south to make more space for the tree.

Chairman Michelson raised concern about the sensory pads on the crosswalks and their color. Mr. Fuentes said that grey is an approved color for the sensory pads.

Vice Chairman Quirk questioned if metal pads would be acceptable, and questioned the color of the crosswalk pattern. Mr. Fuentes was not able to verify if that is an approved material. He said the color would be the same as previous projects.

Chairman Michelson questioned why the northern crosswalk is not perpendicular to West 9th Sreet.

Commissioner Schneider expressed support for the striping. He wants to keep the tree, but has concerns about the safety of the kids. He would like to know more about potential speed bumps. He would like the missing eastern crosswalk to be included in the plan. Mr. Fuentes noted that there have been studies

about traffic patterns, and believes Watchung Ave. may have too much traffic to allow speed bumps. The City would need approval from NJDOT to install a speed bump in this intersection.

Commissioner Thomas asked about the color of the sensory bumps and if there is leeway in what color can be used. Mr. Fuentes noted that they are only approved in grey or red. Vice Chairman Quirk said that he would prefer that the sensory pads not be red. Mr. Fuentes said he can obtain and provide a menu of options for sensory pad colors.

Chairman Michelson called for any public comment, but there was none.

Motion:

Vice Chairman Quirk made a motion to grant a Certificate of Appropriateness for the two intersections raised in HPC 2021-28, with the following conditions:

- Before the new concrete is poured, applicant will present samples with mix ratios for HPC to approve.
- The diagonal stripes shall be white on black asphalt.
- The Watchung Ave. eastern crosswalk shall be perpendicular to the other crosswalks.
- The tree on the southeastern side of the intersection at West 9th St. and Arlington Ave. shall not be removed.
- Orientation of the southern crosswalk shall mirror match the angle of the crosswalk opposite to it.
- The color of all crosswalks shall be presented to HPC before approval.
- The color of the sensory pads shall be presented to the HPC for approval.

This motion was seconded by Commissioner Thomas. There was a unanimous voice vote in favor of the motion.

New Business

None

Discussion Items

Commissioner Schneider would like to know if other towns have guidelines for crosswalks in historic districts. Mr. Ross responded that other towns generally have their engineers present to their respective commissions, but there are no set guidelines. Chairman Michelson asked Mr. Ross to look into color guidelines, so they can become a precedent for the future.

Commissioner Schneider wants to provide a list of activities to engage the Commission more with the public, including Plainfield schoolchildren. Vice Chairman Quick would like a line item budget of \$3,000.00 for community engagement. This should also include the presentation of Historic Preservation Awards, which the Commission has successfully made in several recent years, but not during the pandemic. Commissioner Schneider proposed asking the City for \$5,000.00 for the year, to cover such expenses as posting articles about these on TapInto.net or other newspapers.

Chairman Michelson says it may be time to send postcards once again to all property owners in the historic districts, to advise them that they are in the districts and have to come before the HPC before doing work that changes the appearance of their properties. The HPC did this about 8-9 years ago, and he was a bit skeptical that they would do any good, but would not oppose it. The budget would have to allow the Commission to print and mail these postcards. He also believes it is time to have new business cards printed for the Commissioners.

At 9:34P.M., a public motion was made by Vice Chairman Quirk and seconded by Commissioner Schneider to adopt the following resolutions:

Resolution 2022-04 Appointing a Commission Secretary. Mr. Maximo Vazquez was approved as Commission Secretary by the HPC in executive session.

Resolution 2022-05 Appointing a Historic Preservation Consultant. Mr. Barton Ross was approved as Preservation Consultant by the HPC in executive session.

Resolution 2022-06 Appointing a Historic Preservation Commission Board Counsel. Mr. Christopher Zingaro, Esq. was approved as Commission Counsel by the HPC in executive session.

Adjournment

There being no further business, Commissioner Schneider made a motion for adjournment, seconded by Commissioner Alexander. All voted in favor, none opposed. The meeting adjourned at 9.35P.M.