



# CITY OF PLAINFIELD

HISTORIC PRESERVATION COMMISSION  
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Adrian O. Mapp, Mayor

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

## Plainfield Historic Preservation Commission Regular Meeting Agenda, October 25, 2022; 7:30 PM, Via Zoom

### Open Public Meeting Statement

Chairman Michelson called the virtual 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 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
<b>Mario Camino</b> , Class A (12/31/2024)	X	O	X	O	X	X	X	O		X		
<b>John Favazzo</b> , Class A (12/31/2025)	X	X	X	O	X	X	X	O		X		
<b>William T. Garrett</b> , Class B (12/31/2023)	X	X	X	X	X	X	X	X		X		
<b>Sandra Gurshman</b> , Class B (12/31/2022)	X	X	X	O	O	O	O	O		O		
<b>William H. Michelson</b> , Class B (12/31/2022)	X	X	X	X	X	X	X	X		X		
<b>Lawrence T. Quirk</b> , Class A (12/31/2025)	X	X	X	X	X	X	X	X		X		
<b>Gary F. Schneider</b> , Class C (12/31/2023)	X	O	X	X	X	X	X	X		X		
<b>Reginald Thomas</b> , Class A (12/31/2022)	X	X	X	O	X	O	X	X		X		
<b>Gail Smith Alexander</b> , Class C (12/31/2024)	X	X	X	X	X	X	X	O		X		
<b>Kirk Hemphill</b> , 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

August 23<sup>rd</sup> and September 27<sup>th</sup>, 2022 minutes presented. Motion to adopt minutes made by Commissioner Alexander and seconded by Commissioner Thomas. Voice vote all in favor.

## Old Business

### New Business

- 1. Hearing #1: Certificate of Appropriateness HPC 2022-09 Applicant and Owner Alisha Riddick; 127 East 9<sup>th</sup> Street; Block 828 and Lot 10. Crescent Area Historic District.** Applicant seeks to repair leaky roof and replacing the existing shingles with new Timberline shingles.

Alisha Riddick at 127 East 9<sup>th</sup> Street presents.

Ms. Riddick explains she would like a new roof installed due to a roof leakage.

Chairman Michelson asks if the roof shingles are true slate or otherwise. Ms. Riddick does not know.

Vice Chairman Quirk asks if Hickory is the color that was selected. Ms. Riddick notes she would like to use “colonial slate” so it would look as close as possible. Vice Chairman Quirk asks for the applicant to present the style of roof, to which Ms. Riddick present an image.

Vice Chairman Michelson asks if the “spike” will remain on the roof. Ms. Riddick notes she intends to keep it there as is currently exists.

Chairman Michelson asks about whether the property has yankee gutters. While Ms. Riddick does not know, she asks of the contractor to not touch the gutters.

Mr. Ross notes he will send some examples of good shingles to be used to the applicant.

Commissioner Alexander asks if the tower need not be replaced. Ms. Riddick notes that the spike in question does not need to be moved.

Commissioner Favazzo notes that he thinks the hip roof looks tight and reiterates that preserving as much slate as possible is preferred.

Vice Chairman Quirk asks to confirm that the roofing on the tower will be the same. Ms. Riddick notes she would like to keep it the same.

Mr. Brian Munroe at 313 Franklin Place asks if the applicant had reached out to someone who specializes in slate roofs. Chairman Michelson notes that the cost of slate roofs is so prohibitive that the HPC does not require slate at this time.

Motion to grant HPC 2022-09 a certificate of appropriateness made by Vice Chairman Quirk and seconded by Commissioner Schneider to allow the replacement of the existing slate roof with asphalt shingles with the exception that the tower roof and spike remain as is and applicant will consult HPC consultant Barton Ross for shingle color.

Voice vote all in favor.

- 2. Hearing #2: Certificate of Appropriateness HPC 2022-48. Applicant and Owner Kevin Dore, 840 Field Avenue; Block 761 Lot 9. Van Wyck Brooks Historic District.** Applicant seeks to replace existing wood fence with mix of white pine and decorative aluminum fence

Clover Mitchell-Dore and Kevin Dore at 840 Field Avenue present.

Mr. Dore notes he would like to install a new fence. The existing wood stockade fence is in not good condition.

Secretary Vazquez shares screen to communicate the fences being proposed.

Commissioner Thomas asks if the sides and rear can be seen from the street. Applicant notes neither except the front of the property.

Vice Chairman Quirk asks for clarity for where the fences will go.

Commissioner Thomas clarifies where the fences are going.

Commissioner Hemphill asks for clarity of the fences dimensions. He asks about the height of the fence in the front yard, which are not to be 4 feet tall.

Motion to grant HPC 2022-48 a certificate of appropriateness made by Vice Chairman Quirk and seconded by Commissioner Schneider where the North arrow on the survey provided is assumed correct and where the certificate would allow the installation of a wood stockade on the West property line and aluminum fencing on the North and South sides of the property. The North side property line will run from the brick masonry garage to the designation on the survey short of the driveway. The South side of the property will run to the designated lines on the survey.

Roll call vote:

Commissioner Garret: Yes

Commissioner Thomas: Yes

Commissioner Schneider: Yes

Commissioner Hemphill: Yes

Commissioner Alexander: Yes

Commissioner Camino: Yes

Commissioner Favazzo: Yes

Vice Chairman Quirk: Yes

Chairman Michelson: Yes

Motion carries.

**3. Hearing #3: Certificate of Appropriateness HPC 2022-57. Applicant and Owner Gran Prix, LLC, 316 Franklin Place; Block 642 Lot 23. Crescent Area Historic District.** Applicant wishes to install a mechanical arm outside of the building's parking lot.

Mr. Ramon Navarro in Little Falls presents. Identifies as property manager.

Mr. Navarro requests permission to install security gates in the front of the complex. He notes drainage was redone and parking repaved.

Chairman Michelson asks if this is for traffic blocking. Mr. Navarro notes that is correct.

Chairman Michelson asks about the material of the arm. Mr. Navarro notes the arm has a white PVC shell outside.

Vice Chairman Quirk asks for Counsel Zingaro to mark the exhibits presented.

Vice Chairman Quirk asks if there is something embedded in the driveway. Mr. Navarro notes the only thing that is visible are the arms themselves.

Vice Chairman Quirk asks if tenants pay for parking. Mr. Navarro notes that they do not and there are about 75 spaces to his recollection with 48 units.

Commissioner Schneider notes he disagrees with the gates being visible. He asks if the gates can be moved. Mr. Navarro notes that the gates are supposed to be parallel to the columns. Commissioner Schneider notes that the physical arm is of issue, not the color. He would prefer the arms to be on the parking lot side.

Vice Chairman Quirk notes that the arms would look better if they matched the black gate.

Vice Chairman Quirk notes that the arm needs to be obviously colored so as not to be hit.

Mr. Brian Munroe notes his displeasure with the mechanical arm. He notes it looks cheap and should not be allowed in a historic district.

Chairman Michelson asks why Mr. Navarro wants the gate. He notes it is due to illegal dumping, vandalism, and illegal traffic. He notes he could paint the body, but the pole needs to remain visible.

Commissioner Thomas notes that other gates that are more appropriate can be installed.

Commissioner Schneider notes that the gates are not likely to deter vandalism and that there are other gates that might be more beneficial for the sake of protection. Mr. Navarro notes the primary use is to prevent traffic flow to deter issues.

Jennifer Popper at 816 Dixie Lane asks how the garbage is being picked up. Mr. Navarro notes that the garbage company would have a reader.

Nancy Piwowar at 1129 Myrtle Avenue notes that other properties on Woodland Avenue have wrought iron gates that may be considered.

Mr. Navarro notes he has considered a number of options for gates and notes that part of the consideration was to ensure the gate would be safe for children who reside there.

Motion to carry HPC 2022-57 made by Commissioner Schneider and seconded by Commissioner Hemphill.

Voice vote all in favor.

## **Public Comment**

Mr. Brian Munroe asks:

- If the HPC ordinance needs to go to the HPC.
- Does the 127 Crescent Avenue rezoning need to go to HPC?
- Does Grace Church need to go to HPC?
- Does Unitarian Church need to go to HPC?

Chairman Michelson notes that until the planning board brings these items to the HPC, there is nothing the HPC can do.

With regards to the Grace Church, action has not been taken for some years to the recollection of Vice Chairman Quirk. Anything that was left in the Church after the removal of the religious items would be left to whoever purchases the property.

## **Discussions**

### Sustainability Manual (Ross)

- Mr. Ross notes that the grant work has been completed.
- No action needed by the HPC at this time.
- Vice Chairman Quirk asks what we do with the manual. Mr. Ross notes that the standards are not enforced by ordinance, but they can be used as additional guidelines.

### Historic preservation trades training (Quirk)

- Vice Chairman Quirk notes that this was part of an endeavor to have trade schools include historic properties training.

### HPC Ordinance Change (Michelson)

- Chairman Michelson notes the Council passed changes to the HPC land use regulations. He reviews the changes made to the ordinance with the members of the HPC.

### Grace Episcopal Church (Michelson)

## **Adjournment**

Motion to adjourn made by Commissioner Alexander and seconded by Commissioner Hemphill. Voice vote unanimous in favor. Meeting ended at 10:25pm.