

**HISTORIC PRESERVATION COMMISSION MINUTES
REGULAR MEETING SEPTEMBER 14, 2010**

ROLL CALL:

Present

Absent

Bob Hitchcock, Chairman
Laly Espinoza Kuga (7:05 pm)
David Danois
Curt Climes, Alternate 1
Scott Lamperti, Alternate 2

Mark Sharp (unexcused)
CB Bowman (excused)

Also present Attorney Deborah Bracaglia and recording secretary Stephanie Sherwood.

Call to order at 7:03 pm. Compliance statement was read followed by roll call.

NEW APPLICATIONS

COA 01-09-14-2010, 32 Myrtle Avenue. Mr. James Finkel was sworn in. He stated that he would like to replace the existing asphalt roof in-kind as the current roof is leaking. Mr. Finkel advised that the contractor was running late and requested the Commission take care of their other business in the hopes that the contractor will arrive shortly. Mr. Hitchcock agreed.

OLD BUSINESS

Chairman Hitchcock explained that Mr. Julio Vega, the Assistant Borough Engineer, and Mr. David Hollod, the Borough Administrator, were present for the Rockview Avenue Roadway Improvements discussion. Mr. Vega explained that the New Jersey Department of Transportation and the State Historic Preservation Office have offered suggestions as to what would be suitable means to improve areas within the Historic District, specifically on Rockview Avenue. Several members of the Washington Park Association were present for this discussion. Mr. Hitchcock opened the floor to public comment.

PUBLIC COMMENT

Frank D'Amore, 40 Willow Avenue, North Plainfield, questioned why there is such an urgency to begin this project when the Borough has known about it since 2008? He presented a letter from Governor Corzine to Mayor Allen received November 17, 2008 which states the Borough would receive \$200,000.00 in grant monies for Rockview Avenue. Mr. Hollod explained that a Capital Bond Ordinance was adopted in mid 2009 to fund the project, Birdsall then designed the project last September and early this year the plans were brought before the Historic Preservation Commission to solicit input to be sent to the New Jersey Department of Transportation. He advised this is a lengthy process as the roadway improvements fall within the Historic District.

Mr. D'Amore questioned if the Borough has submitted the required paperwork to the State Historic Preservation Office, specifically Michelle Hughes? Mr. Hollod answered that the Borough was instructed to go through the New Jersey Department of Transportation as per their orders. Mr. Vega then advised that he has had no correspondence with Michelle Hughes of the State Historic Preservation Office and that he received the six bullet point items from the Bureau of Environmental Protection Regulation.

Mr. D'Amore added that Ms. Hughes' office has advised that they will not approve this project if the proper procedures are not followed. Mr. Hollod interjected that the Borough can certainly provide samples of the tinted concrete to the State Historic Preservation Office if they so desire; the Borough opted for the use of tinted concrete over bluestone as it is exceptionally lower in cost.

Mr. D'Amore then added that the majority of the Historic District would have preferred to see the use of cobblestone for the curbing and the driveway aprons, rather than repairing and replacing the sidewalks. Mr. Vega advised that he had looked into using cobblestone for the curbing; however, it is necessary to repair the sidewalks.

Steven Romeo, 16 Rockview Avenue, North Plainfield, stated that this project seems to allow the Historic District guidelines to be ignored. The Historic Preservation Commission would not allow him to repair his concrete sidewalk; he was instructed to replace the concrete with bluestone. He stated his displeasure that some homeowners who have not maintained their sidewalks will now be rewarded with new sidewalks. Mr. Vega advised that the original proposal called for all concrete sidewalks to be replaced with bluestone; the affected homeowners would be assessed for the cost of the bluestone. Due to economic hardships, the

affected homeowners in the Historic District favored the use of tinted concrete over bluestone.

Mary Joan Hefner, 31 Rockview Avenue, North Plainfield, commented that Mr. Romeo was the one and only resident within the Historic District who favored bluestone sidewalks.

Frank D'Amore, 40 Willow Avenue, North Plainfield, questioned if the Borough has submitted the application to the State Historic Preservation Office to obtain New Jersey Register of Historic Places project for the Rockview Avenue improvements. Mr. Hitchcock advised that the Borough has been following the appropriate process as instructed by Trenton. Mr. D'Amore commented that a portion of the Ordinance says that the municipality has to comply, but what about the state? Ms. Bracaglia stated that the Ordinance requests that the County and State voluntarily comply. Mr. Hollod suggested looking into amending the Ordinance to include the use of tinted concrete as it would provide uniformity throughout the Historic District. Mr. Vega proposed the use of stamped tinted concrete which would resemble bluestone without the expense.

Mr. Hitchcock asked if any members of the Commission had any questions. Mr. Danois questioned if all homeowners adjacent to the project will be assessed should bluestone be used instead of tinted concrete. Mr. Hitchcock advised that if the Commission votes in favor of the use of bluestone for all sidewalks, those homeowners that don't currently have reusable bluestone would be assessed the cost.

Chairman Robert Hitchcock began a discussion on Item 1. Reset existing bluestone sidewalks or replace in kind with bluestone and Item 4. Replace existing concrete sidewalks with bluestone or tinted concrete. After discussion, Mr. Hitchcock made a motion that with regards to sidewalks, any existing bluestone that can be raised, lowered or reset shall be reused. All other sidewalks consisting of concrete or crumbled unusable bluestone shall be replaced with stamped tinted concrete. If any sidewalk is found to be non-conforming to Borough Code for sidewalks, the homeowner shall be assessed for work required to remove and replace with tinted stamped concrete. The homeowner has the option of replacing with bluestone at their cost.

Motion was seconded by Mr. Climes with Roll Call as follows:

Ayes: Kuga, Climes, Lamperti, Danois, Hitchcock

Nays: None

Mr. Hitchcock began a discussion on Item 2. Reset or replace in kind any bluestone curbing or use tinted concrete curb to resemble bluestone and Item 3. All new curbing should be tinted concrete and not Belgian block. After discussion, Mr. Hitchcock made a motion to approve the use of tinted concrete for curbing throughout the project.

Motion was seconded by Mr. Lamperti with Roll Call as follows:

Ayes: Kuga, Climes, Lamperti, Danois, Hitchcock

Nays: None

Mr. Hitchcock began a discussion on Item 5. Concrete ADA Ramps should be tinted grey to match bluestone and Item 6. Detectable warning surfaces should be grey and be the correct contrast to meet ADA requirements. Mr. Hitchcock made a motion to accept Items 5 and 6 in the August 4, 2010 letter as is.

Motion was seconded by Ms. Kuga with Roll Call as follows:

Ayes: Kuga, Climes, Lamperti, Danois, Hitchcock

Nays: None

The final discussion led by Mr. Hitchcock was one regarding driveway aprons; Mr. Vega advised that colored stamped concrete would be used for driveway aprons.

NEW APPLICATIONS

COA 01-09-14-2010, 32 Myrtle Avenue. Mr. James Finkel had been sworn in earlier. Mr. Dennis Panzavecchia and his son, Dennis Panzavecchia, Jr., were sworn in. They advised that the roof has been leaking. Mr. Panzavecchia stated that they would like to re-shingle the asphalt roof and repair the current Yankee gutters on the house.

There were no questions from the audience regarding the proposed work at 32 Myrtle Avenue.

Chairman Hitchcock made a motion to approve Application No. 01-09-14-2010 at 32 Myrtle Avenue as presented by Mr. Finkel, work to be done includes removal of existing asphalt roofs (house and porch) and replace in-kind (timberline

dimensional shingles); replace any existing aluminum gutters on upper roof with same as needed; replace or restore existing yankee gutter on porch roof in-kind, same material, same design, same metal valley; in addition, porch ceiling and existing wood columns to be replaced in-kind as needed; any roof components such as downspouts, sheeting, flashing, moldings, etc. shall be replaced in-kind.

Seconded by Mr. Danois and on Roll Call carried all five voting aye.

Mr. Finkel was advised that the Certificate of Appropriateness would be ready within 7-10 business days.

COA 02-09-14-2010, 75 Linden Avenue. Mrs. Marcella Wilkinson was sworn in. She stated that she had notified her neighbors in July of the meeting on August 10, 2010; when she arrived for the meeting that evening, it had been cancelled. She would like to replace the existing asphalt roof with same, as the current roof is leaking and in need of replacement. Chairman Hitchcock advised that approval of the Certificate of Appropriateness will depend upon his confirming that the roof is asphalt.

There were no questions from the audience regarding the proposed work at 75 Linden Avenue.

Chairman Hitchcock made a motion to approve Application No. 02-09-14-2010 for 75 Linden Avenue as presented by Marcella Wilkinson, work to consist of replacing existing asphalt roof with same and replacing any roof components such as sheeting, moldings, flashing and gutters in-kind.

Seconded by Mr. Danois and on Roll Call carried all five voting aye.

Mrs. Wilkinson was advised that the Certificate of Appropriateness would be ready within 7-10 business days.

OLD BUSINESS

Chairman Hitchcock announced that the State has requested more information regarding the Grove Street sidewalk remediation project. The Council agreed to pay Birdsall \$750.00 to supply any and all additional information necessary.

Minutes of the June 8, 2010 and July 13, 2010 meetings will be carried over to the next meeting.

Motion to adjourn by Mrs. Kuga, seconded by Mr. Danois and on voice vote carried unanimously.

Meeting adjourned at 9:11 pm.