

**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING JANUARY 22, 2020**

ROLL CALL

Katherine Miller, Chair
Wendy Schaefer (7:13 p.m.)
Laly Espinoza Kuga (absent – excused)
Scott Lamperti
Janice Allen
Steve McIntyre, Alternate No. 1 (7:04 p.m.)
Sherlock Bender, Alternate 2

Also present:

Irene Asbury, Esq., Associate Borough Attorney
Dominic DiYanni, Esq., Associate Borough Attorney
Stephanie Sherwood, Recording Secretary

Call to order at 7:03 pm. Ms. Miller read the Compliance Statement.

Mr. DiYanni administered Oaths of Office to Messrs. Bender and McIntyre, Ms. Miller and Ms. Schaefer.

Mr. DiYanni called for nominations for Chair of the Historic Preservation Commission for the year 2020. Ms. Schaefer nominated Ms. Miller, seconded by Mr. McIntyre and on Roll Call carried unanimously. Ms. Miller accepted and assumed the Chair.

Ms. Miller then nominated Ms. Schaefer for Vice Chair for the year 2020, seconded by Mr. McIntyre and on Roll Call carried unanimously. Ms. Schaefer accepted.

Ms. Miller confirmed that Stephanie Sherwood would continue to serve as recording secretary for the year 2020.

INFORMATIONAL MEETINGS

1. **110 Park Place** – The contractor, Jose Urbina, was present to ask questions. He advised that the new owner would like to install security cameras and an intercom system. The cameras would be approximately 7 inches in diameter and situated in multiple locations, most along the roof line. He advised that several windows had been

broken and would need to be replaced in kind. Ms. Schaefer stressed the need for the home owner to always check with Ms. Miller prior to making any changes and/or repairs to the exterior of the house.

EXECUTIVE SESSION

Mr. DiYanni advised that the commission would convene in Executive Session under the Open Public Meetings Act to discuss one (1) item under Pending Litigation regarding 31-33 Myrtle Avenue. Mr. DiYanni advised that the length of the executive session would be approximately fifteen (15) minutes and that formal action may be taken with regards to this topic at the conclusion of the Executive Session once the Commission goes back to the public portion of the meeting.

Ms. Schaefer moved that the Commission convene in Executive Session, seconded by Ms. Miller and on Roll Call carried unanimously.

The commission recessed for an Executive Session at 7:32 p.m.

Ms. Schaefer moved that the Commission return from Executive Session to Open Session, seconded by Ms. Miller and on Roll Call carried unanimously.

The meeting reconvened with all six (6) Commission members present as before at 8:01 p.m.

NEW APPLICATIONS

COA 01-01-22-2020, 28 Washington Avenue. Irman Lopez was present. Ms. Miller explained that Mr. Lopez had obtained COA 01-11-01-2017 which is now expired. Mr. Lopez indicated that he would need to do all of the work as indicated in the original certificate.

Frank D'Amore, 40 Willow Avenue, North Plainfield, indicated his satisfaction with the applicant's intentions to work on the house.

Ms. Schaefer made the following motion to approve COA 01-01-22-2020 for 28 Washington Avenue as presented by Irman Lopez.

Work to be done at 28 Washington Avenue:

We do approve:

01/22/2020

- On the third floor, three double hung wood windows with top arches shall be replaced in kind keeping the architectural details of the original windows. Six full diamond casement windows shall be replaced in kind.
- On the second floor, eight top diamond double hung wood windows shall be replaced in kind. One double hung wood window shall be replaced in kind.
- On the first floor, wood framed windows shall be installed.
- Wood tongue and groove porch flooring shall be replaced in kind.
- Wood porch railings shall be repaired and/or replaced in kind keeping same height and architectural details.
- Front wood steps shall be repaired and/or replaced in kind.
- Front porch wood stair railings shall be installed to match the porch railings in architectural detail.
- A double wide aluminum garage door with four rows of panel and eight windows in the second row from the top shall be installed.
- Crown moldings will be repaired and/or replaced in kind.
- Soffit will be replaced with wood where needed.
- We do not approve the installation of vinyl siding to the house other than the small entry way to the basement in the back of the house.

Seconded by Mr. McIntyre and on Roll Call carried all six voting aye.

Ms. Sherwood advised that the Certificate of Appropriateness would be ready within 7-10 business days.

OLD APPLICATIONS

COA 01-12-17-2019, 75 Mercer Avenue. The Plainfield Center for Islamic Enlightenment did not have a representative present. Ms. Sherwood advised of a misunderstanding as the applicant thought the December 17, 2019 meeting would be held in the Vermeule Mansion. He had asked to appear at that January 22, 2020 meeting for consideration of his application.

INFORMATION MEETINGS

1. **31-33 Myrtle Avenue** – William Leary. Mr. Leary agreed to appear before the commission to provide a status update. He was not present at the meeting.

PUBLIC COMMENT

Frank D'Amore, 40 Willow Avenue, North Plainfield, inquired after the ordinance which would allow for the demolition of a garage with no requirement to rebuild it. Mr. DiYanni advised of conflicting details within the zoning ordinance. The commission favored amending the ordinances so that garages would have to be rebuilt. Mr. D'Amore informed of his intent to contact the State Historic Preservation Office regarding the issue.

NEW BUSINESS

Ms. Miller appointed Ms. Schaefer and Mr. McIntyre to serve with her on the Architectural Review Committee.

APPROVAL OF MEETING MINUTES

Regular Meeting of December 17, 2019:

Aye: McIntyre, Schaefer, Miller

Abstain: Allen, Bender, Lamperti

Motion to adjourn by Ms. Miller, seconded by Ms. Schaefer and on voice vote carried unanimously.

Meeting adjourned at 8:45 pm.