

**HISTORIC PRESERVATION COMMISSION
REGULAR (virtual) MEETING OCTOBER 26, 2021**

ROLL CALL

Janice Allen
Sherlock Bender (absent)
Stephen Harlan
Scott Lamperti (absent)
Steve McIntyre, Vice Chair
Katherine Miller, Chair
Peter Beckman, Alt. No. 1

Also present:

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

Call to order at 7:02 pm. Ms. Sherwood read the Compliance Statement.

APPROVAL OF MEETING MINUTES

Minutes of the Regular Meeting of July 27, 2021:

Aye: Allen, Harlan, McIntyre, Miller
Abstain: Beckman

Minutes of the Regular Meeting of August 31, 2021:

Aye: Allen, McIntyre, Miller
Abstain: Harlan, Beckman

APPLICATIONS

COA 01-06-22-2021, 112 Linden Avenue. Rabbi Yochanan Cohen, Director of the Yeshiva Tiferes Boruch, was present. Ms. Miller thanked Rabbi Cohen for submitting the revised plans. She requested a list of the trees to be removed and noted her difficulties with the Washington Avenue side of the building. Rabbi Cohen assured that the rendering would be submitted as soon as possible. Offering her appreciation for the revised plans, Ms. Allen requested paper plans prior to the next meeting. She shared her concerns with the proposed twenty (20) foot ceilings. Explaining that they prefer tall ceilings, Rabbi Cohen assured that the building would be approximately the same height as the mansion. Joining in, Mr. Ross reminded that the building height had been lowered significantly from the original plans. Ms. Allen stressed the

need for full scale plans to appreciate the scale of the building as compared to nearby houses within the neighborhood.

Ms. Miller requested a few modifications to the plans. She preferred stone arches around the windows rather than stucco. On the Linden Avenue side with the chimney, the left most set of windows on the first floor would prefer the arches touching similar to the mansion. The façade should have straight edged shingles like the mansion. Mr. Ross indicated that the window sills would be stone block and the Gaebel roof would be all slate. Indicating his satisfaction with the decorative elements, Mr. Harlan requested more information on the trees, specifically inquiring after replacement of some of those that will be removed. Mr. McIntyre requested detail of the façade on the Washington Avenue side of the building.

PUBLIC COMMENT:

Steven Romeo, 16 Rockview Avenue, North Plainfield, voiced his concerns about the project, specifically that the new building may be used as a catering hall for events. The changes made are good and the detail matches nicely with the existing mansion, but the buildings will cover a significant portion of the lot which is concerning.

Rabbi Cohen stressed that the new building would be used as a dining hall and study hall for the students. He agreed to make additional revisions to the plans and appear at the next meeting.

Frank D'Amore, 40 Willow Avenue, North Plainfield, asked if landscaping plans would be submitted. Confirming, Rabbi Cohen noted that the landscaping plans would be submitted after the building design is complete.

COA 01-08-11-2021, 46-48 Grove Street. Ms. Miller indicated that the applicants were still working on revised plans and the application would be carried to the November 30, 2021 meeting.

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

Meeting adjourned at 8:20 pm.