

**HISTORIC PRESERVATION COMMISSION
SPECIAL (virtual) MEETING FEBRUARY 8, 2022**

ROLL CALL

Janice Allen
Sherlock Bender (6:45 pm)
Stephen Harlan
Scott Lamperti
Steve McIntyre, Vice Chair
Katherine Miller, Chair
Peter Beckman, Alt. No. 1 (absent)

Also present:

Phillip LaPorta, Esq., Associate Borough Attorney
Stephanie Sherwood, Recording Secretary

Call to order at 6:10 pm. Ms. Sherwood read the Compliance Statement.

APPLICATIONS

COA 01-06-22-2021, 112 Linden Avenue. Rabbi Yochanan Cohen, Director of the Yeshiva Tiferes Boruch, was present. Also present were Barton Ross, President of Barton Ross & Partners, LLC and Peter Wolfson, Esq., of Day Pitney. Ms. Miller detailed the agreed upon list of changes from the meeting of January 18, 2022. Those changes included planting a tree or shrubs in front of the bump out on the Washington Avenue side of the building; installation of African mahogany wood tongue and groove door on the Linden Avenue side of the building with time appropriate hardware; installation of window grills to the exterior of all glass windows; installation of singular stone arches over the windows on the Linden Avenue side of the building; installation of a layered parapet along the Washington Avenue side of the building which will wrap around to the Rockview Avenue side of the building. These items will be listed as conditions on the certificate of appropriateness and will require approval from the Historic Preservation Commission before installation.

Joining in, Mr. Ross explained that the windows would be detailed wood clad with full divided lights. A transom with full divided lights will be installed over the main door facing Linden Avenue and Sycamore Avenue. Rabbi Cohen agreed to further conditions including the removal of the chain link fence and the submission of a landscape design plan.

PUBLIC COMMENT:

Steven Romeo, 16 Rockview Avenue, North Plainfield, shared his displeasure with the structure, advising that he would attend the Board of Adjustment meeting to express his concerns.

Mr. McIntyre made the following motion for COA 01-06-22-2021 for 112 Linden Avenue as presented by Rabbi Cohen.

We approve the following at 112 Linden Avenue:

We approve the designs and plans submitted (see attached) for the construction of a new dining hall/study hall (plans dated 1/28/2022 with revisions dated 2/3/2022).

Approval granted with the following conditions:

- Crown molding shall be added to the upper windows on the Washington Avenue side
- Door lighting shall be added on the Linden Avenue side
- Ornamental hardware shall be shown to the HPC prior to installation for approval
- Chain link fence along Linden Avenue to Sycamore Avenue and Rockview Avenue shall be removed
- Landscape design plans shall be submitted to the HPC for approval

Seconded by Ms. Allen with roll call as follows:

Aye: Allen, Harlan, Lamperti, McIntyre, Miller

Abstain: Bender

Application was approved 5-0-1.

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

Ms. Miller called for a recess at 6:48 pm.

Meeting reconvened at 6:55 pm with all six commission members still in attendance.

COA 01-08-11-2021, 46-48 Grove Street. Gercino Soares, owner, was present. Also present was Wayne McCabe, Historian and Licensed Professional Planner. Expressing her satisfaction with the plans, Ms. Miller noted the uniform construction code would require a 36-inch porch railing. Mr. McCabe indicated it was difficult to determine how many windows were in the basement, but the structure would be rebuilt on the original footprint. All commission members indicated their satisfaction with the designs.

PUBLIC COMMENT:

Steven Romeo, 16 Rockview Avenue, North Plainfield, voiced his support of the application.

Mr. McIntyre made the following motion for COA 01-08-11-2021 for 46-48 Grove Street as presented by Messrs. Soares and McCabe.

We approve the following at 46-48 Grove Street:

We approve the designs and plans submitted (see attached) to rebuild the formerly burned house.

Approval granted with the following conditions:

- Windows shown in red on plans shall be added
- Windows shown in red to be centered as indicated other than the windows in the rear façade which may remain off centered
- Porch ceiling shall be wood tongue and groove
- Front door shall have beveled glass
- Downspouts shall be round and extend three feet from the side of house
- HVAC equipment shall be tucked around the corner and camouflaged with landscaping
- Porch railing shall be 36 inches tall as per code

Seconded by Ms. Miller and on roll call carried unanimously.

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

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

Meeting adjourned at 7:14 pm.