

**HISTORIC PRESERVATION COMMISSION
REGULAR (virtual) MEETING March 8, 2023**

ROLL CALL

Janice Allen
Peter Beckman
Sherlock Bender (Absent)
Stephen Harlan
Scott Lamperti (Absent)
Steve McIntyre
Katherine Miller

Also present:

Brian Hak, Esq., Associate Borough Attorney
Stephanie Sherwood, Recording Secretary

Call to order at 7:07 pm. Ms. Sherwood read the Compliance Statement.

APPROVAL OF MEETING MINUTES

Minutes of the Regular Meeting of January 31, 2023: All in favor.

NEW APPLICATIONS

COA 01-03-06-2023, 21 Rockview 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 explained that a fence was approved in 2021, but the plans have since changed. Mr. Ross detailed the changes, advising that the fence would go around the entire property. All existing chain link fence would be removed from the property, while the stone wall would remain intact. High quality aluminum which has the appearance of wrought iron will be used. The fence will be six feet tall and will require zoning approval with a variance. The eight foot sections will have decorative finials. All fence gates will be framed with stone pillars with blue stone caps. There will be two driveway gates and one pedestrian gate. Ms. Miller stressed the need for updated plans with the current date. Mr. Beckman agreed with the removal of the existing chain link fence. Ms. Allen voiced concerns about the gap between the stone wall and the fence.

Wendy Schaefer, 110 Willow Avenue, North Plainfield, questioned the legality of a six foot tall fence in front of the house. Explaining that the fence will enclose the entire property, Ms. Miller confirmed a variance would be required.

Steve Romeo, 16 Rockview Avenue, North Plainfield, inquired about the lack of notification to the neighbors for the fence application. Ms. Miller advised that the amended historic ordinance allows for minor applications to be heard without the notification requirement.

Frank D'Amore, 40 Willow Avenue, North Plainfield, inquired after the gauge of steel to be used for the fence. Ms. Miller indicated it would be an aluminum fence.

Ms. Miller made the following motion for COA 01-03-06-2023 for 21 Rockview Avenue.

We approve the following at 21 Rockview Avenue (112 Linden Avenue) as follows:

This COA voids and replaces COA 01-06-22-2021.

This approval is based on Plan SP-110.0 revised March 8, 2023 and product sheets included here.

- All existing wood and chain link fence will be removed.
- The fence will be a 6' high Vanguard heavy gauge black aluminum fence. The style is the Avant Series C-1 which is a 3 rail heavy gauge fence. Plan SP-110.0 revised March 8, 2023 shows the same fence as a 4 rail fence which is also acceptable. All pickets and all gates and posts will have the Imperial style finials. All driveway entrances will have double arched gates. All walkway entrances will have single arched gates. Fence specs will follow what is marked on the included fence brochure.
- The ground along the perimeter of the property will be graded so as to have an even height throughout. Where the fence must change grade, such as the ends of the existing rock walls and driveway entrances, the fence will be properly raked, not stepped.
- Where there is the existing rock wall which starts on Linden and goes along Washington, Rockview and half of Sycamore, the fence will be located 2' behind the wall.
- Where there is no rock wall or existing historic stone pillars, there will be new pillars that have a stone facing to match the stone of the existing rock wall. The new pillars will have rock faced (chiseled) blue stone caps. The pillars will be located on both sides of each driveway gate set and the walkway gates and at every two 8' fence panels excluding the parking area between the two driveway gates on Linden.
- The HPC will be provided with a color rendering prior to installation.
- The area between the new fence and the existing rock wall will be properly maintained.

Seconded by Mr. McIntyre and on roll call carried unanimously.

NEW BUSINESS:

1. **21 Rockview Avenue – Yeshiva Tiferes boruch. Applicants are scheduled to appear at the March 22, 2023 Planning Board meeting and need HPC review of amended application.** Ms. Miller reported that the Yeshiva application submitted to the Planning Board differed from what the Commission had approved last year. Mr. McIntyre inquired after the possible

demolition of a small building which was not authorized in their certificate of appropriateness. Mr. Ross interjected that the Yeshiva would not demolish the structure after all.

Wendy Schaefer, 110 Willow Avenue, North Plainfield, requested clarification of the distance from the new building to the existing small shed. Mr. Ross confirmed it to be approximately six or seven feet. Mr. Wolfson assured that a variance would be obtained if needed.

Frank D'Amore, 40 Willow Avenue, North Plainfield, requested that the Yeshiva maintain the property appropriately.

Ms. Miller made the following motion for COA 01-06-22-2021 for 21 Rockview Avenue (112 Linden Avenue).

We approve the following at 21 Rockview Avenue (112 Linden Avenue) as follows:

This is an amendment to the existing COA initially approved February 9, 2022 and previously amended and finalized April 11, 2022.

This approval is based on those architectural drawings provided to the HPC on March 3, 2023 and discussed at the March 8, 2023 HPC meeting. Plan Z-1 and Lighting Plan SP-107.0 were revised as per the HPC to have the revision date of March 8, 2023 added. These plans were provided to the HPC on March 16, 2023.

Hard copies of renderings shown at the March 8, 2023 HPC meeting were not provided.

Product cut sheets for newly approved or previously approved doors, windows, hardware and building light fixtures and any related documents are included in this COA.

Any fencing removal detail is no longer included in this COA and is now a separate Fence COA.

Any future revisions to the plans included here will void this approval and will require HPC review.

- The proposed building will front Linden Avenue and be a beige stucco and wood shingle sided building with slate roofing and brick chimney. The Study Hall portion of the building will have a sloped slate parapet roof to hide the HVAC units. The Campus entry door will have a vented parapet roof. The small bump out on the Washington side will have a metal roof. Wood sided portions of the building will flare out over the ground floor. See plan Z-1.
- Roof gables facing Washington and Sycamore and three windows will have wood half timbering to match the mansion as shown. Roof gables will have decorative brackets to match the mansion. See Plan Z-1.
- Copper leaders and downspouts will be installed.
- A stone water table will match the stone on the existing mansion and will surround the new building excluding the 3 sides of the Study Hall section as shown on Plan Z-1.
- Four stained glass windows will be installed; two on either side of the Sycamore facing first floor center window and two on the Linden facing side as seen in Plan Z-1.
- Anderson Woodwright or Architectural Series full divided light (7/8' Grille bar width) custom windows will be installed. The majority of the windows are double hung. There

will be 2 casement windows. The color will be a beige or brown to coordinate with the mansion.

- Nine smaller double hung windows will have upper sashes with 16 outside edge divided lights to match the mansion as shown in Plan Z-1 and Window product sheets. The color will be a beige or brown to coordinate with the mansion. See window product sheet page 18 of this document.
- Stone window arches and crown moldings to match the mansion will be installed over windows as seen in Z-1.
- Appropriate exterior wall sconces and main Linden entry hanging light will be fixtures shown and marked in the Tudor Artisans product sheet included.
- A total of seven Holophane 8 foot light poles will be installed on the grounds as shown in SP-107.0. Poles will be Holophane Nicoma Park style cast iron poles. Fixtures will be the Arlington Series AUCL2 Arlington Series with spike finials. The five lights on the Linden side will have House-side shield installed to prevent light trespass to neighbors and street. Color Temperature will be 2700 CCT.
- Single entry doors facing Sycamore and Linden will be Anderson African Mahogany Tudor Series with custom hardware. The double entry door on Linden will also be Anderson African Mahogany Tudor Series double door with transom window and will have a stone arch to match the main Rockview facing entry door of the mansion. Doors will have period appropriate iron hardware. See doors and hardware shown in the Anderson Product sheets included.
- Landscape design plans were not submitted prior to the March 8, 2023 meeting and will be reviewed for approval a later date. Arborvitae was however approved to hide the bump out on the Washington facing side.

Seconded by Mr. McIntyre and on roll call carried unanimously.

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

Meeting adjourned at 8:53 pm.