



CITY OF PLAINFIELD

HISTORIC PRESERVATION COMMISSION

515 WATCHUNG AVENUE, ROOM 202

PLAINFIELD, NEW JERSEY 07060

Phone: (908) 753-3580 * Fax: (908) 226-2587

www.plainfieldnjhistoricpreservation.com



Sharon Robinson Briggs, Mayor

Sandy Gurshman, Chairwoman
John Favazzo, Vice Chairman

**City of Plainfield Historic Preservation Commission
Meeting Agenda: Tuesday, April 23, 2013; 7:30 P.M.
City Hall Library, 1st Floor; 515 Watchung Avenue, Plainfield, New Jersey**

I. Call to Order

II. Open Public Meeting Statement

This is a regularly scheduled meeting of the Historic Preservation Commission of the City of Plainfield, Union County, New Jersey. Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act. The annual meeting schedule was published in the Courier-News on January 4, 2013, and copies of the meeting schedule have been posted in the offices of the City Clerk and Planning Division.

III. Roll Call of Commission Members

IV. Public Session to Adjourn to Executive Session in Accordance with the "Open Public Meetings Act"

While the Open Public Meetings Act (NJSA 10:4-6 et seq.) requires all meetings of the Plainfield Historic Preservation Commission to be held in public, NJSA 10:4-12(b) sets forth the types of matters that may lawfully be discussed in "Executive Session," i.e. without the public being permitted to attend.

The HPC has determined that one (1) issue is permitted by NJSA 10:4-12(b) to be discussed without the public in attendance and it shall be discussed during an Executive Session to be held on April 23, 2013, at 7:30 PM. The issue is "anticipated litigation in which the HPC is or may become a party, including matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer". The party involved is the owner of 161-167 Crescent Avenue: 165 Crescent Avenue, LLC (file HPC 12-19), and the nature of the discussion involves the denial of a Certificate of Appropriateness. The length of the Executive Session is estimated to be 30 minutes after which the public meeting of the HPC will reconvene and proceed with business. The HPC will go into Executive Session for only the above stated reason.

V. Adoption of the February 26 & March 19, 2013, Meeting Minutes

VI. Unfinished Business: Certificate of Appropriateness Applications

1. HPC 09-18: 226-232 Park Avenue; Block 245, Lot 8 (Courier News / Frost Building)

North Avenue Historic District / Applicant and Owner: Next Step to Collins, LLC

Carried since 2/26/13. Installation of two fabric awnings on the front façade.

2. HPC 12-20: 134-136 North Avenue; Block 314, Lot 8; North Avenue Historic District

Applicant and Owner: 134-136 North Ave., LLC

Carried since 2/26/13. Cleaning all decorative panels and brackets, repairing pre-cast window lintel and sills, installing new wood framed double hung windows on the second, third, and fourth floors, cleaning the brick facade, installing a new fabric awning above the first floor, installing two new wood frame / clear glass doors, and installing new aluminum frame glass windows on the first floor storefront.

Scott Bauman, PP, AICP * Commission Secretary * Agenda Issued 4/17/2013

All applications are on file and available for inspection in the Planning Division, Room 202, Plainfield City Hall



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3. HPC 12-21: 177-185 North Avenue; Block 313, Lot 12; North Avenue Historic District

Applicant and Owner: 175-177 North Ave., LLC

Carried since 2/26/13. Cleaning all decorative panels and brackets, repairing all pre-cast window lintel and sills, installing new wood framed double hung windows on the 2nd and 3rd floors, cleaning and repointing the brick façade, installing a new fabric awning above the first floor, installing new wood frame / clear glass doors, installing new aluminum frame glass windows on the 1st floor storefront.

4. HPC 12-22: 200-212 Park Avenue; Block 245, Lot 7.01; North Avenue Historic District

Applicant and Owner: The Bank on Park, LLC

Carried since 2/26/13. Cleaning the building exterior, repairing / refurbishing all doors and windows, constructing a 5th story on the rooftop, installing wall mounted signage with back lighting on the elevations fronting Park Avenue and West Second Street.

VII. New Business: Certificate of Appropriateness Applications

1. HPC 13-01: 1007 Watchung; Block 639, Lot 16; Putnam Watchung Historic District

Applicant & Owner: Elaine Burrell

Demolition of a wood frame garage building in the back yard. Note: Pursuant to §17:9-34.E. of the Land Use Ordinance, if a garage is demolished, a new garage must be reconstructed within one (1) year of obtaining a demolition permit.

2. HPC 13-04: 827 3rd Place; Block 829, Lot 14; Crescent Area Historic District

Applicant & Owner: Stephen Carson

After-the-fact removal of 32 original wood frame windows and installation of vinyl replacement windows.

3. HPC 13-06: 747 Dixie Lane; Block 908, Lot 6; Netherwood Heights Historic District

Applicant & Owner: Charles Weston & Robert Parente

Redesign an existing two-car garage consisting of: 1) installation of two new steel garage doors on east elevation, 2) addition of a roof overhang and posts on the north elevation, 3) installation of two casement windows on the north elevation (window material not known), 4) installation of rake detail on north elevation, 5) installation of six-panel entry door on the north elevation (door material not known), 6) installation of new asphalt dimensional shingles, 7) installation of new leaders and gutters (gutter style and material not known), and 8) removal of existing siding and installation of new cedar shake siding (style and material of existing siding not known).

VIII. Informal Discussion

1. 225 Watchung Avenue; Block 312, Lot 3; North Avenue Historic District

Owner: Rahway & Plainfield Monthly Meeting of the Religious Society of Friends

Proposed modifications to the school wing behind the Meeting House

IX. Committee Reports

- 1. Architectural Review / Minor Application Review Committee**
- 2. Community Outreach / Historic Preservation Awareness Committee**
 - A. Postcard notifying owners in historic districts / locally designated historic sites
 - B. Revisions to City's Certificate of Compliance to reflect historic district / landmark status
 - C. Spanish translation of Design Guidelines for Historic Districts and Sites
- 3. Ordinance Revision Committee**

X. Discussion Items

- 1. Statewide Strategy Conference: New Jersey Historic Property Reinvestment Act (May 18, 2013)**
- 2. Follow up on redesign / revitalization of the entry landscape area in front of City Hall**
- 3. Replacement of Green Brook Park Pedestrian Bridge- Green Brook Park Historic District**
- 4. Replacement of Cedar Brook Park Culvert at Pemberton Avenue- Cedar Brook Park Historic District**
- 5. Properties with active Certificates of Appropriateness or zoning violations**

XI. Open Public Comment

XII. Adjournment