



**CITY OF PLAINFIELD**  
**HISTORIC PRESERVATION COMMISSION**  
 515 WATCHUNG AVENUE, ROOM 202  
 PLAINFIELD, NEW JERSEY 07060



Sharon Robinson-Briggs, Mayor

Sandra Gurshman, Chairwoman  
 John Favazzo, Vice Chairman

**Plainfield Historic Preservation Commission Regular Meeting Minutes**  
**May 28, 2013, 7:30 PM, City Hall Library, 515 Watchung Avenue, Plainfield, New Jersey**

Name, Class Designation (Term Duration)	1/22/13	2/26/13	3/19/13	4/23/13	5/28/13	6/25/13	7/23/13	8/27/13	9/24/13	10/22/13	11/19/13	12/17/13
Vice Chairman John Favazzo, Class A (5/10/10 - 12/31/13)	X	X		X	X							
Lawrence Ferrara, Class C (1/18/11 - 12/31/14)	X	X	X	X	X							
James Galvin, Alternate #1, Class A (1/3/13 - 12/31/14)	X	X		X	X							
Bill Garrett, Class B (2/3/12 - 12/31/15)	X		X	X								
Chairwoman Sandra Gurshman, Class B (1/18/11 - 12/31/14)	X	X	X	X	X							
Jan Jasper, Class C (1/3/13 - 12/31/16)	X	X	X	X	X							
Patricia Turner Kavanaugh, Class C (1/3/12 - 12/31/15)	X	X	X	X	X							
Elizabeth King, Class C (1/3/13 - 12/31/16)	X		X	X	X							
William Michelson, Class B (1/18/11 - 12/31/14)	X	X	X		X							
David Westlake, Class A (1/3/13 - 12/31/16)	X	X	X	X	X							
Alternate Member #2 VACANT (2-year term)												
HPC Consultant Gail Hunton		X	X	X								
HPC Secretary Scott Bauman	X	X	X	X	X							

**Call to Order and Public Notice for Regular Meeting**

Chairwoman Gurshman called the regular meeting of the Plainfield Historic Preservation Commission to order at 7:40 PM and read the following into the record: *“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 in that a notice was published in the Courier News on January 4, 2013, and the notice of this meeting was posted in the City Clerk and Planning Division offices.”*

**Adoption of April 23, 2013, Executive Session Meeting Minutes**

Ms. Turner Kavanaugh made a motion to approve the 4/23/13 executive session meeting minutes as submitted. Mr. Westlake seconded the motion and it was approved unanimously by voice vote. Mr. Michelson abstained from voting.

**Adoption of April 23, 2013, Regular Meeting Minutes**

Ms. Turner Kavanaugh made a motion to approve the 4/23/13 regular meeting minutes as submitted. Ms. King seconded the motion and it was approved unanimously by voice vote. Mr. Michelson abstained from voting.

**Unfinished Business**

- 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**  
 Mr. Bauman informed the Commission that the Applicant has withdrawn this application.

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

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

By the Applicant's request, Mr. Michelson made a motion to carry HPC 12-20 to the 6/25/13 meeting; Ms. King seconded the motion and it was approved unanimously by voice vote.

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

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

By the Applicant's request, Mr. Michelson made a motion to carry HPC 12-21 to the 6/25/13 meeting; Ms. Turner Kavanaugh seconded the motion and it was approved unanimously by voice vote.

**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**

Mr. Bauman informed the Commission that the Applicant has withdrawn this application.

**New Business**

**1. HPC 13-07: 726 Watchung Avenue; Block 831, Lot 3; Crescent Area Historic District**

**Applicant & Owner: Renee Taylor**

Mr. Bauman informed the Commission that the Applicant / Owner had served adequate notice and that the HPC has jurisdiction. Ms. Renee Taylor of 726 Watchung Avenue introduced herself and her contractor Wayne Sobers of 1305 Marlborough Avenue to the Commission. Ms. Taylor informed the Commission that she is proposing to remove the slate shingles on the tower roof, install GAF Slateline shingles, install a new torch down rubber roof on the rear flat roof, remove the existing yankee gutters and install new yankee gutters.

Ms. Taylor told the Commission that the slate shingles are 117 years old, the roof was in marginal condition prior to Hurricane Sandy; after the hurricane, the condition of the roof worsened. Slates are falling off the roof. The change from slate to GAF Slateline would not compromise the historic look of the house. She has owned the property for 9 years and keeps it in good condition. It would cost \$90,000 to install new slate shingles; repairing the existing slate would result in an ongoing repair process,

Mr. Michelson asked Ms. Taylor how the shingles are damaged; Ms. Taylor said slates are cracked, and the nails are aged. Chairwoman Gurshman asked about the yankee gutters; Ms. Taylor said they will be replaced. Mr. Westlake said he was glad to hear that the yankee gutters are being retained. Mr. Westlake wants assurance that the dormer flashing will be hidden- running up under the siding.

Chairwoman Gurshman opened the meeting to the public. Rich Sudol of 313 Franklin Place said he has no issue with Slateline shingles but he wanted to know if the hexagonal pattern could be replicated with the asphalt shingles. Mr. Sobers said he will attempt to replicate the pattern and will make it look as original as possible. Mr. Galvin asked if the hexagonal pattern would void the shingle warranty. Mr. Westlake commented that there are slate-look asphalt shingles with cut off corners. Chairwoman Gurshman said we cannot insist on the hexagonal pattern. Brian Munroe of 313 Franklin Place said the Antiques Castle has a hexagonal shingle layer.

Chairwoman Gurshman closed the public portion of the meeting. Ms. Turner Kavanaugh made a motion to grant approval of the application as submitted with the caveat that the Applicant provide Mr. Bauman with a shingle sample, and that the yankee gutters be retained / rebuilt. Mr. Michelson seconded the motion and it was unanimously approved by voice vote.

**2. HPC 13-08: 1215 Watchung Avenue; Block 635, Lot 12; Putnam Watchung Historic District**

**Applicant: William Santoriello / Owner: Charles Lawrence & Charles Tighe**

Bill Santoriello of 935 Central Avenue, and Charles Lawrence of 1215 Watchung Avenue introduced themselves to the Commission. Mr. Santoriello informed the Commission that he is proposing to restore the front porch superstructure, and roof structure, and install new gutters. The front porch and front porch roof were torn off the house as a result of Hurricane Sandy- a tree fell and scraped the front porch off the house.

The Commission reviewed the work scope. Mr. Santoriello will build two (2) new solid masonry columns of front porch to match original- brick and concrete construction with parge coated exterior surface to match original. Mr. Santoriello will rebuild the railing, box beam and brackets of front porch to match original using salvaged parts and new material. Mr. Santoriello proposes to install new beveled wood boards on the ceiling of the front porch. He also proposes to rebuild the roof structure to match the original- the new roof will be shingled at the sloped overhang and flat seam metal at top of low slope roof. The shingles will be the same as the upper roof: 30-year GAF 3 tab Timberline. The metal will be terne coated steel, with soldered seams, painted with gray geocel tri polymer roof coat, or as contingency a rubber membrane with metal edging. Mr. Santoriello said that a neighbor's house is the sister house with the same porch; the neighbor is allowing Mr. Santoriello to take measurements to ensure the new porch is replicated as close to the original as possible.

Chairwoman Gurshman opened the meeting to the public. No one from the public commented. Ms. Turner Kavanaugh said that she wants the Commission and the public to know that the Commission was able to work with the contractor and owner to approve some "like for like" work before this meeting. Ms. Turner Kavanaugh made a motion to grant approval of the application as submitted with the caveat to accept a metal flat seam roof of as contingency a rubber membrane roof with metal edging. Ms. King seconded the motion and it was unanimously approved by voice vote.

**3. HPC 13-09: 1250 Denmark Road; Block 936, Lot 10; Netherwood Heights Historic District**  
**Applicant & Owner: Danielle Scott**

Danielle Scott and Cheveda Allen of 1250 Denmark Road introduced themselves to the Commission. Ms. Scott informed the Commission that she plans to install a 15' x 25' oval above ground swimming pool in the side yard and a 6' high wood stockade privacy / safety fence in the side and rear yard. The good side of the fence will face out, the above ground pool will be metal, and because of the fence the pool will not be visible from the street.

Mr. Westlake commented that while it is minor, the part of the fence that runs along Denmark Road should run parallel with the road- as it is drawn, the fence runs on an angle. Ms. Scott said there are trees on the property- she is not planning on weaving the fence around the trees- the fence will be in a straight line even if it is placed in front of the trees. Ms. Scott said she wants the fence at least 6 feet away from the pool.

Chairwoman Gurshman opened the meeting to the public. No one from the public commented. Mr. Michelson made a motion that the application be approved as submitted with the conditions that the fence running south to north that is closest to Denmark Road run equidistant to Denmark Road and as parallel as the topography will permit, and the fence running east to west that is furthest from the dwelling and perpendicular to Denmark Road shall run in a straight line and not weave in between trees. Ms. Turner Kavanaugh seconded the motion and it was approved unanimously by voice vote.

**4. HPC 13-10: 161-167 Crescent Avenue; Block 832, Lot 7; Crescent Area Historic District**  
**Applicant & Owner: 165 Crescent, LLC**

By the Applicant's request, Mr. Michelson made a motion to carry HPC 13-10 to the 6/25/13 meeting; Ms. Turner Kavanaugh seconded the motion and it was approved unanimously by voice vote.

**Committee Reports / Staff Report**

**1. Architectural Review / Minor Application Review Committee:** Work approved by the Committee (4/19/13 – 5/22/13) not requiring a Certificate of Appropriateness:

- 4/19/13: 216 West 8<sup>th</sup> Street (slate shingle roof replacement, built in gutter repairs)
- 5/3/13: 717 Watchung Avenue (asphalt shingle roof replacement)
- 5/10/13: 714 Belvidere Avenue (new windows, front steps to a non-conforming structure)

No comments by the Commission.

**2. Community Outreach / Historic Preservation Awareness Committee**

- A. Postcard notifying owners in historic districts / locally designated historic sites: working on the Spanish translation. The Commission agreed to increase the size of the postcard. Mr. Bauman agreed to explore the different mailing options offered by the city.

- B. Revisions to City's Certificate of Compliance to reflect historic district / landmark status: Mr. Bauman informed the Commission that the Inspections Division has added the following language to their Certificate of Compliance document:

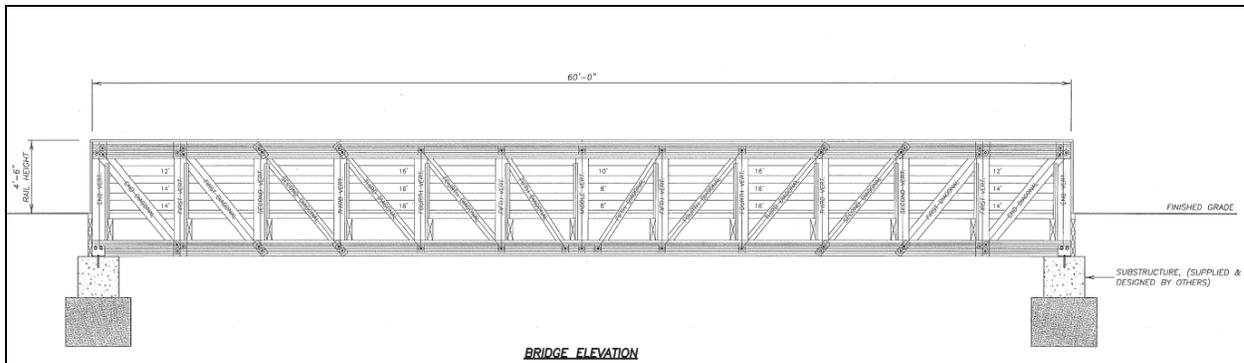
*If the property listed is in any of the following zone districts: R-B, R-CA, R-HA, R-NH, R-PW, R-VWB, NAHD, or CIVIC, it is located in a historic district. If the property listed has one of the following block and lot designations (BLOCK/LOT), it is designated as a local historic landmark: 12/23, 13/40, 222/3, 234/15, 245/3, 310/1, 329/17, 707/1, 707/2, 744/2, 768/13, 834/5, 837/1, 838/7, and 921/15.02.*

*The owner of any property in the Historic Districts or designated as a Local Historic Landmark must receive a Certificate of Appropriateness from the Historic Preservation Commission prior to making any additions, alterations or changes to the exterior of the improved property, including demolition of any structure. Contact the Planning Division at 908-753-3664 for more information.*

- C. Spanish translation of Design Guidelines: Commission members decided to apply to the Culture and Heritage Commission for a no match grant to finance the Spanish translation of the Design Guidelines. Mr. Bauman agreed to prepare the application and the city council resolution that will be needed to authorize the city to apply for the grant.

### 3. Replacement of Green Brook Park Pedestrian Bridge- Green Brook Park Historic District

- **Background:** In June and October 2012 the City informed Union County and the SHPO that Planning Board review and Historic Preservation Commission review are required for this project. In November the County's consulting engineer Neglia Associates sent plans to Langan Engineering- the City's consulting engineer- to coordinate the bridge design with the NJDEP design standards for the Green Brook Walkway. Langan Engineering reviewed the plan and provided comments in December 2012. In January 2013 HPC Consultant Gail Hunton spoke to Union County Engineering Department (Paul Leso) about Langan's comments. The discussion focused on a wooden footbridge on sheet 29.02; the design does not meet AASHTO requirements and the County cited concerns over the durability and maintenance of timber bridges. Ms. Hunton agreed to prepare a letter for Union County citing the durability of timber bridges. In February the Commission learned that the County has all of the plans and the specifications for all of the bridges are included in the plans. The HPC was asked to make sure that the bridge locations remain the same.
- **Update:** The Commission reviewed revised bridge plans submitted by Union County:



The Commission made the following comments which Mr. Bauman agreed to compose in a letter to the County: 1) new construction should be as close to the original structure as possible, 2) the cross bracing on the outside of the railing system is not appropriate; instead a top rail and central rail system should be utilized, 3) other than the length and deck width, there are very few design similarities which the HPC understands would be hard to duplicate due to present-day bridge standards, 4) the project must be formally submitted to the city Historic Preservation Commission for review.

**4. Replacement of Pemberton Avenue Culvert PL-75: Cedar Brook Park Historic District**

- **Background:** Ms. Hunton heard from the State Historic Preservation Office that Union County’s consulting engineer agreed to make revisions to the culvert design- these revised plans have not yet been received by the City or the State Historic Preservation Office. Mr. Bauman will follow up with the County. The City and County are discussing the possibility of sharing the cost of the new culvert design by further sharing the costs associated with non-related roadway paving projects.
- **Update:** no new news.

**5. NJ Historic Property Reinvestment Act Conference May 18, 2013**

- Ms. Turner Kavanaugh provided the Commission with a synopsis of the conference. Mr. Bauman agreed to scan and email the conference materials to the Commission.

**6. Properties in Historic Districts / Historic Sites with Code / Maintenance Violations**

- Mr. Bauman referred Commission members to the meeting packet which lists the properties of interest.

Property	Chronology
810 Central Avenue Block 760, Lot 6 Van Wyck Brooks HD Abbot Manor HPC 12-14	10/9/12: Certificate of Appropriateness issued for removal of slate roof shingles, installation of GAF Slateline shingles, repair / rebuild of roof overhangs and built in yankee gutter system, and the replacement of downspouts and leaders. 5/17/13: letter to owner requesting a status update
957-963 Central Avenue Block 759, Lot 13 Van Wyck Brooks HD Coriell Mansion ZB 04-14 HPC 04-22	May 2013: new owner informed that subject site is in a historic district
165 Crescent Avenue Block 832, Lot 7 Crescent Area HD HPC 13-10	5/28/13: Scheduled for Certificate of Appropriateness hearing for after the fact approval of previously installed vinyl windows, removal of newly installed vinyl windows, and the installation of new wood windows and new vinyl windows.
200 East Ninth Street Block 824, Lot 17 Crescent Area HD	May 2011: Fire in rear portion of house; previously boarded up 3 family. September 2011: Construction Official reports no update. February 2012: no change. 4/8/13: Inspections Division issues notice for re-securing of the rear door
340 Franklin Place Block 642, Lot 28 Crescent Area HD HPC 07-05/ ZB 10-13	October 2010: Zoning Board approved use variance October 2012: Second resolution review; awaiting Certificate of Appropriateness application 4/8/03: Inspections Division issues notice to remove graffiti and removal of trash and debris
900 Madison Avenue Block 759, Lot 1 Van Wyck Brooks HD HPC 12-06	7/13/12: Certificate of Appropriateness; requested cut sheet specifications prior to purchase of windows 5/17/13: letter to homeowner requesting a status update
134-136 North Avenue Block 314, Lot 8 North Avenue HD HPC 12-20	2/8/13: vinyl windows installed without Certificate of Appropriateness 3/19/13: HPC approves wood windows, CA issued 3/21/13; given to 6/19 to submit a schedule 6/25/13: hearing for exterior façade renovation, first floor storefront window replacement
177-185 North Avenue Block 313, Lot 12 North Avenue HD PB 13-03 / HPC 12-21	6/25/13: hearing for exterior façade renovation, first floor storefront window replacement
801-807 Park Avenue Block 828, Lot 1 Crescent Area HD HPC 10-06	5/4/11: Certificate of Appropriateness for removal of slate roof shingles, installation of Timberline shingles, gutter repair, and ridge cap replacement. 11/28/12: Dismissed without prejudice proposal for wood cornice repair 4/8/13: Inspections Division issues notice for trash removal, and to repair / replace defective sidewalks 5/20/13: letter to homeowner informing him that the 5/4/11 CA has expired
1362-1366 Randolph Road Block 13, Lot 40 Fitz Randolph House	4/26/13: Planning Division informs Inspection Division of a complaint that a window is boarded up.

Property	Chronology
850 Terrill Road Block 921, Lot 15.02 Local Historic Landmark	May 2012: For sale (\$105,000). October 2012: price reduced to \$69,000
1127 Watchung Avenue Block 638, Lot 9 Putnam-Watchung HD	4/8/13: Inspections Division issues notice for the removal of commercial vehicles and to repair and replace right and rear sides of the fence. 5/10/13: Zoning Officer issues 1 <sup>st</sup> zoning violation notice for outdoor storage of commercial vehicles 5/21/13: property owner picks up Certificate of Occupancy application for home occupation
1220 Watchung Avenue Block 821, Lot 26 Putnam-Watchung HD	4/8/13: Inspections Division issues notice for the front porch ceiling / lattice repair, and removal of fallen tree in rear yard
1233 Watchung Avenue Block 634, Lot 11 Putnam-Watchung HD	4/8/13: Inspections Division informs Planning Division that on 4/5/13 the homeowner pleaded guilty and paid a fine for failure to remove commercial vehicle from property
563 West Eighth Street Block 761, Lot 1 Van Wyck Brooks HD HPC 11-01 & 11-08	12/19/12: owner pleads guilty to rear door replacement and sunroom window replacement without a CA and agrees to reinstall original glass door, and replace vinyl sunroom windows with new wood frame leaded panel windows. 1/2/13: contract between owner and contractor- work to be complete by 4/13 May 2013: window replacement underway; owner requests additional time
209 West Second Street Block 245, Lot 3 Sutphen House PB 10-10	8/24/10: Planning Board referral to the HPC 9/16/10: Final approval granted; resolution compliance required. Awaiting CA application
827 3rd Place Block 829, Lot 14 Crescent Area HD HPC 13-04	3/22/13: Zoning Officer issues 1 <sup>st</sup> notice of zoning violation- window replacement without a CA 5/1/13: Zoning Officer issues 2nd notice of zoning violation- window replacement without a CA 5/13/13: Zoning Officer issues summons for municipal court hearing- June 5, 2013

### Adjournment of Regular Meeting

There being no further business, Ms. Turner Kavanaugh made a motion for adjournment, seconded by Ms. King, all voted in favor, none opposed. The meeting adjourned at 9:26 PM

Respectfully submitted,

*Scott Bauman*

Scott Bauman, AICP, PP  
Principal Planner / HPC Secretary, Plainfield Planning Division  
Prepared: June 13, 2013

**HPC Approved: June 25, 2013**