



CITY OF PLAINFIELD

HISTORIC PRESERVATION COMMISSION

515 WATCHUNG AVENUE, ROOM 202

PLAINFIELD, NEW JERSEY 07060

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www.plainfieldnjhistoricpreservation.com



Sharon Robinson Briggs, Mayor

Sandy Gurshman, Chairwoman
John Favazzo, Vice Chairman

**City of Plainfield Historic Preservation Commission
Meeting Agenda: Tuesday, September 24, 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. Adoption of the August 27, 2013, Regular Session Meeting Minutes

V. Unfinished Business

**1. Certificate of Appropriateness HPC 12-21: 177-185 North Avenue; Block 313, Lot 12
North Avenue Historic District / Applicant & Owner: 175-177 North Ave., LLC**

Carried since 2/26/13. Clean all decorative panels and brackets, repairing all window lintels and sills, install new wood frame / clear glass doors, installing new aluminum frame glass windows on the 1st floor storefront.

VI. New Business

1. Consideration of Renewing Membership to the National Alliance of Preservation Commissions

VII. Committee Reports

1. Architectural Review / Minor Application Review Committee

A. Work reviewed by the Committee (8/21/13 – 9/13/13)

- 8/27/13: 747 Dixie Lane- detached garage asphalt shingle roof replacement

B. Certificates of Appropriateness Approved by the HPC on 8/27/13

- 8/29/13: 817 Hillside Avenue- HPC 13-13
- 8/29/13: 328 Franklin Place- HPC 13-14

2. Community Outreach / Historic Preservation Awareness Committee

- A. Postcard notifying owners in historic districts / locally designated historic sites
- B. Report: Meeting with local realtor concerning historic status of properties for sale

3. Ordinance Revision Committee

- A. Discussion- Solar Panels in Historic Districts
- B. Discussion- Guidelines for Security Grilles / Roll-Up Doors

Scott Bauman, PP, AICP * Commission Secretary * Agenda Issued 9/13/2013

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

VII. Code Enforcement

Property	Owner & Address	Chronology
200 East Ninth Street Block 824, Lot 17 Crescent Area HD	Fabian Soria 200-202 East Ninth Street Plainfield, NJ 07060	May 2011: Fire in house- a 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 6/12/13: Resident complains of trespassers into house- not secured
134-36 North Avenue Block 314, Lot 8 North Avenue HD HPC 12-20	Landmark Developers 675 Garfield Avenue Jersey City, NJ 07305	2/8/13: Vinyl windows installed on upper floors without CA 3/21/13: CA approved for upper floor wood windows 6/18/13: Applicant says it will take 8-12 weeks for windows to be shipped 10/1/13: deadline for wood window installation
1362-66 Randolph Road Block 13, Lot 40 Fitz Randolph House	Robert Tolleson 1362-1366 Randolph Rd Plainfield, NJ 07060	4/26/13: Planning Division informs Inspection Division of a compliant that a window is boarded up.
1119-27 Watchung Ave Block 638, Lot 9 Putnam-Watchung HD	Rashid Burney PO Box 86 Bedminster, NJ 07921	4/8/13: Inspections Division issues notice for removal of commercial vehicles and to repair and replace fence 5/10/13: 1 st zoning violation notice for outdoor storage of commercial vehicles 9/10/13: court date rescheduled (date TBD)
1200-06 Watchung Ave Block 821, Lot 23 Putnam-Watchung HD	William Rose 1200 Watchung Avenue Plainfield NJ 07061	8/13/13: 1 st zoning violation notice- removal of front porch railing and replacement without a CA 8/26/13: 2 nd zoning violation notice 9/12/13: court summons- court date 10/1/13
808-10 Third Place Block 828, Lot 4 Crescent Area HD	Rocco Paternostro 8 Louis Court Edison, NJ 08820	9/10/13: front porch removed without building permits or CA

VIII. Certificate of Compliance Notices

1. 1001-1005 Putnam Avenue; Block 640, Lot 24; Putnam Watchung Historic District
 - 8/2/13: Inspections Division Certificate of Compliance Notice report. 8/16/13: HPC follow up with owner concerning the 8/2/13 report; to date no reply- will follow up on 9/20/13

IX. Discussion Items

1. Lampkin House: Union County Grant Application, Creation of 501-C.3
2. Spanish Translation of Design Guidelines: Plainfield Cultural & Heritage Commission Application
3. Green Brook Park Pedestrian Bridge Replacement, Green Brook Park Historic District
 - Letter to Union County Engineering sent 9/6/13 following up on HPC 6/5/13 letter
4. Cedar Brook Park Vehicular Bridge Replacement at Pemberton Avenue- Cedar Brook Park Historic District
 - Letter to Union County Engineer being sent in response to 12/20/12 Union County letter
5. Properties in Historic Districts with Active Certificates of Appropriateness or Zoning Violations

IX. Open Public Comment

X. Adjournment