



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
November 19, 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	X		X	X	X	X	
Lawrence Ferrara , Class C (1/18/11 - 12/31/14)	X	X	X	X	X	X	X	X		X	X	
James Galvin , Alternate #1, Class A (1/3/13 - 12/31/14)	X	X		X	X	X		X	X		X	
Bill Garrett , Class B (2/3/12 - 12/31/15)	X		X	X			X		X	X	X	
Chairwoman Sandra Gurshman , Class B (1/18/11 - 12/31/14)	X	X	X	X	X	X	X	X	X	X	X	
Jan Jasper , Class C (1/3/13 - 12/31/16)	X	X	X	X	X		X	X	X	X		
Patricia Turner Kavanaugh , Class C (1/3/12 - 12/31/15)	X	X	X	X	X	X	X			X	X	
Elizabeth King , Class C (1/3/13 - 12/31/16)	X		X	X	X	X	X	X	X		X	
William Michelson , Class B (1/18/11 - 12/31/14)	X	X	X		X	X	X	X	X	X	X	
David Westlake , Class A (1/3/13 - 12/31/16)	X	X	X	X	X	X	X	X	X	X	X	
Alternate Member #2 VACANT (2-year term)												
HPC Consultant Gail Hunton		X	X	X		X	X			X	X	
HPC Secretary Scott Bauman	X	X	X	X	X	X	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 7:30 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 October 22, 2013, Regular Meeting Minutes

Mr. Westlake requested that the word “noggin” be changed to “nogging” on page 2, second paragraph. Ms. Turner Kavanaugh made a motion to approve the October 22, 2013, regular meeting minutes as amended. Mr. Michelson seconded the motion and it was approved unanimously by voice vote. Ms. King abstained from voting.

New Business

Commission Secretary Scott Bauman provided the Commission with the 2014 meeting dates- the 4th Tuesday of the month except for November and December. Mr. Bauman asked those present to mark the dates in their calendar; he will be reserving the library meeting room for the dates listed on the handout provided to the Commission.

Committee Reports

1. Community Outreach / Historic Preservation Awareness Committee

A. Postcard notifying owners in historic districts / locally designated historic sites

- Mr. Favazzo said he has the high resolution images, and has obtained final permission from the library to use the images on the postcard. Mr. Bauman will obtain mailing labels, and will ensure that a Spanish translation of the postcard is on the Commission's website before the postcard is distributed.

Ms. Jasper entered the meeting at 7:38 pm.

B. Meeting with local realtor concerning historic status of properties for sale

- Ms. Turner Kavanaugh reported that she, Ms. Jasper, and Chairwoman Gurshman met with local realtor Jon Steingraber who also owns the Coriell Mansion in Plainfield. The meeting consisted of exchanging ideas on how to approach the Greater Union County Association of Realtors (GUCAR), explain to them that we would like an addition to the standard MLS form to include the question whether or not the property offered for sale is located in a historic district or if the property is individually designated.
- Ms. Turner Kavanaugh reported that the only other municipality in Union County that has a Historic Preservation Commission and is a certified local government is Fanwood Borough. Ms. Turner Kavanaugh attended a Fanwood Historic Preservation Commission meeting ; she compared the goals and objectives of the Fanwood HPC as ones more akin to a historic society given that there are very few properties that are listed on the state and national registers of historic places in Fanwood. Ms. Turner Kavanaugh told the Fanwood HPC that the Plainfield HPC wants to include "historic property" as a checklist item in the multiple listing service. The Fanwood HPC said they would support Plainfield's efforts and for us to keep them in the loop.
- The next step is to get in touch with GUCAR, and explain to them what we would like to have added to their standard forms- a place to indicate whether or not the property is historic. Mr. Galvin said that the entity that controls the multiple listing service forms is Garden State Multiple Listing Service, LLC and that he thinks there might be problems over changing the form. Ms. Turner Kavanaugh asked for the HPC's blessing to continue to move forward. It was recommended that historic commissions statewide approach the multiple listing service; Mr. Bauman agreed to talk to Preservation New Jersey to see if there is any statewide support on this issue.
- Chairwoman Gurshman opened the meeting to the public. Vishal "Vick" Pujara of Fredrica Williams Realty, 490 Somerset Street, North Plainfield commented that he is a realtor and given his experience with the MLS forms there is a way to make certain that select check off boxes are a mandatory field for the realtor to complete when listing a property through MLS. Chairwoman Gurshman thanked Mr. Pujara for his comment.

New Business

Chairwoman Gurshman informed the Commission that she was just made aware by Mr. Bauman that Mr. Pujara wishes to purchase 340 Franklin Place and he wishes to ask the Commission a few questions. Vishal "Vick" Pujara of Fredrica Williams Realty, 490 Somerset Street, North Plainfield thanked the Commission for their time; he told the Commission that he is seeking to purchase 340 Franklin Place and convert it to a 4 family apartment building, or a group home for disabled veterans. Mr. Pujara said he has seen the Commission's website and viewed the wood windows slide show on the site. Mr. Pujara asked a few questions concerning finishing the exterior of the building with stucco, and wood trim along the roofline and the exterior of the building. Ms. Hunton said the brick is in tough shape and that the building could be eligible for parging. Parging is a construction technique used to finish the surface of a masonry wall. It is similar to stucco, but uses a masonry-based mortar rather than a traditional stucco mixture. This material can be installed over new or existing walls. Ms. Jasper informed Mr. Pujara that the Commission helps property owners, the Commission serves as a source of free advice. After further discussion, Mr. Pujara thanked the Commission for their time.

Planning Division & Subcommittee Reports

1. Architectural Review / Minor Application Review Committee: Mr. Bauman asked those present if there were any questions about the properties listed on the meeting agenda:

A. Proposals Not Requiring a Certificate of Appropriateness

- 1101 Watchung Avenue. Asphalt shingle roof replacement. 10/18/13
- 424 West Eighth Street. EPDM flat rubber roof replacement. 10/28/13

B. Zoning Approval / Denial Letters Issued by Zoning Officer

- 303 West Eighth Street. Approval rear yard 6' tall stockade fence. 10/21/13

C. Zoning Violation Notices Issued by Zoning Officer

- 1127 Watchung Avenue. Commercial vehicle outdoor storage. The owner did not appear and the judge imposed a fine and issued a bench warrant.
- 1202 Watchung Avenue. Front porch railing without a CA. Court date 11/12/13
- 316 East Seventh Street. 6' high front yard fence. 1st violation notice 10/22/13
- 740 Webster Place. Commercial vehicle outdoor storage. 1st violation notice 10/18/13

D. Property Maintenance Code Violation Reports Issued by Division of Inspections

- 715 Ravine Road. Abatement date 11/4/13
- 740 Belvidere Avenue. Abatement date 11/4/13

E. Certificate of Compliance Notices Issued by Division of Inspections

- 1003 Putnam Avenue. House, garage, sidewalk repair; re-inspection 9/20/13
- 822 Webster Place. Illegal driveway and driveway apron; re-inspection 11/15/13
- 966 Hillside Avenue. Sidewalk, and garage repair; re-inspection 11/15/13
- 825 First Place. House, driveway, chimney, fencing, windows; re-inspection 11/29/13

2. Ordinance Revision Committee

Mr. Michelson reported that while he does not have a report for this month, he will be reviewing the land use ordinance and trying to determine where the problems lie in keeping the Historic Preservation Commission informed on applications submitted to the Building Department.

Discussion Items

1. Update on Lampkin House / Union County Grant Application

Mr. Bauman reported that Union County awarded the City a \$25,000 matching grant for the preservation of the Lampkin House. After a brief discussion, it was agreed that a subcommittee consisting of Mr. Westlake, Mr. Favazzo, Mr. Garrett, and Ms. Hunton will meet in January to discuss prioritization of the projects and their respective costs. In the meantime Mr. Bauman will email to the subcommittee the 2011 engineering report done on the house and barn.

2. Update on Spanish Translation of Design Guidelines / Plainfield Cultural & Heritage Commission Application

In October Mr. Bauman reported that the City was awarded a \$3,750 grant to fund the Spanish translation of the Design Guidelines. Mr. Bauman will be following up with the translation company to discuss executing a contract once the grant funds have been deposited with the city.

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

Last month Mr. Bauman informed the Commission that \$11,200 is needed from shared Park Avenue / Plainfield Avenue road projects in order to go ahead with the revised bridge design. Mr. Bauman followed up on the City's September 23 letter to Union County Engineer Tom Mineo and has yet received a reply. Mr. Bauman will follow up again with Union County.

4. Green Brook Park Historic District: Replacement of Green Brook Park Pedestrian Bridge

In November 2012 Union County sent pedestrian bridge replacement plans to city and shortly thereafter the city sent the county comments. In May 2013 the county sent revised plans to the city and in June 2013 the city sent revised comments. In September 2013 the City sent the county a follow up letter and has not yet received a response

Ms. Hunton reported that she called Union County and they felt that they were ready to go; they sent Ms. Hunton a revised plan and Ms. Hunton reported that the plan is not ready for prime time. Mr. Galvin also looked at it and recommended that the County work closer with the bridge company, revise the plans, and get back to us.

Adjournment of Regular Meeting

There being no further business, Mr. Galvin made a motion for adjournment, seconded by Ms. Turner Kavanaugh; all voted in favor, none opposed. The meeting adjourned at 8:37 PM

Respectfully submitted,

Scott Bauman

Scott Bauman, AICP, PP
Principal Planner / HPC Secretary, Plainfield Planning Division
Prepared: December 5, 2013
Approved: December 17, 2013