



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



Adrian O. Mapp, Mayor

Sandra Gurshman, Chairwoman
 Lawrence Ferrara, Vice Chairman

MEETING MINUTES OF THE PLAINFIELD HISTORIC PRESERVATION COMMISSION
SEPTEMBER 23, 2014, 7:30 PM, CITY HALL 1ST FLOOR LIBRARY, 515 WATCHUNG AVENUE, PLAINFIELD, NJ

CALL TO ORDER AND PUBLIC NOTICE

Chairwoman Sandy Gurshman called the regular meeting of the Plainfield Historic Preservation Commission to order at 7:39 PM and in conformance with the Open Public Meetings Act read aloud the following: “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 February 8, 2014, and the notice of this meeting was posted in the City Clerk and Planning Division offices.”

2014 Historic Preservation Commission Name, Class Designation (Term Ends)	1/28/14	2/25/14	3/25/14	4/22/14	5/27/14	6/24/14	7/22/14	8/26/14	9/23/14	10/28/14	11/18/14	12/16/14
Lawrence Ferrara, Class C (12/31/14)	X		X	X	X	X	X		X			
James Galvin, Alternate #1, Class A (12/31/14)	X		X									
Sandra Gurshman, Class B (12/31/14)	X		X	X	X	X	X	X	X			
William Michelson, Class B (12/31/14)	X		X	X	X	X	X	X	X			
Bill Garrett, Class B (12/31/15)	X			X	X	X		X	X			
Patricia Turner Kavanaugh, Class C (12/31/15)	X		X	X		X		X	X			
Jan Jasper, Class C (12/31/16)			X		X		X					
Elizabeth King, Class C (12/31/16)	X		X	X	X	X	X	X	X			
John Favazzo, Class A (12/31/17)	n/a		n/a	X	X	X	X		X			
Larry Quirk Class A (12/31/17)	n/a		n/a	X	X	X	X	X	X			
Alternate Member #2 VACANT (2 year term)												

February 25 meeting cancelled (inclement weather)

PRESENTATION OF JULY 22, 2014, MEETING MINUTES

Mr. Michelson made a motion to approve the July 22, 2014, meeting minutes as presented; Ms. King seconded the motion and it was approved unanimously by voice vote. Ms. Turner Kavanaugh and Mr. Garrett abstained from voting.

PRESENTATION OF AUGUST 26, 2014, MEETING MINUTES

Mr. Michelson made a motion to approve the August 26, 2014, meeting minutes as presented; Ms. King seconded the motion and it was approved unanimously by voice vote. Vice Chairman Ferrara and Mr. Favazzo abstained from voting.

NEW BUSINESS

1. New Certificate of Appropriateness Applications

A. HPC 14-09. 825 2nd Place. Block 830, Lot 13. Crescent Area Historic District

After-the-fact approval for window replacement without Certificate of Appropriateness.

Ms. Emelyn Baugh of 825 2nd Place introduced herself as applicant and owner. Chairwoman Gurshman asked Ms. Baugh if she changed the windows; Ms. Baugh said she did not change them but had them wrapped with aluminum because the wood window frames were rotting. Ms. Baugh described which windows were wrapped- first floor- right side, and two windows above that on the second floor.

Chairwoman Gurshman asked Ms. Baugh if the windows are operable; Ms. Baugh said the windows that were aluminum sided are operable. Mr. Quirk asked Ms. Baugh when she bought the house; Ms. Baugh replied in 1991 and the windows were covered shortly thereafter. Ms. Baugh reiterated that no windows were replaced.

Commission members felt that there was not enough evidence to move forward; Chairwoman Gurshman felt it would be appropriate to dismiss with a warning and a recommendation that the applicant look behind the aluminum covering to check for wood rot. Mr. Quirk asked Ms. Baugh to contact the Historic Preservation Commission if she ever decides to change out the windows.

Chairwoman Gurshman opened the meeting to the public. Brian Munroe of 313 Franklin Place said he only recently noticed the change to the second floor windows, he noticed the windows once were brown and now there is a stripe of white aluminum along the windows on the second floor.

After further discussion, Mr. Michelson made a motion to dismiss without prejudice; Mr. Garrett seconded the motion and it was approved by voice vote by all present with the exception of Ms. Turner Kavanaugh who voted “no.”

B. HPC 14-11. 171-175 North Avenue. Block 313, Lot 3. North Avenue Historic District

After-the-fact approval for window replacement without Certificate of Appropriateness.

Applicant & Owner: Green Venture Properties, LLC, c/o: Joseph Ponsoda

The Applicant was not present and did not notice for the meeting. The next available meeting is October 28, 2014.

2. Discussion- Draft Ordinance Addressing Digital Display Signs

Mr. Michelson said the draft ordinance is mostly definitions, when the Planning Board is ready to recommend ordinance revisions the HPC can comment then; it does not appear that we are that stage yet.

Mr. Quirk commented that the draft addresses vehicle signs and wondered if other sections of the ordinance address this same issue. Mr. Quirk mentioned on page 3, under “location”, the wording should be changed from “furthermore, digital display signs are prohibited in all Historic Districts” to include “individually listed historic properties” as well.

Mr. Bauman agreed to find out when the ordinance revision subcommittee of the Planning Board is meeting and to inform the Historic Preservation Commission.

MEETING MINUTES OF THE PLAINFIELD HISTORIC PRESERVATION COMMISSION
SEPTEMBER 23, 2014, 7:30 PM, CITY HALL 1ST FLOOR LIBRARY, 515 WATCHUNG AVENUE, PLAINFIELD, NJ

3. Committee Reports

A. Community Outreach / Historic Preservation Awareness Committee

- Postcards. Mr. Favazzo reported that he is finishing up the Spanish translation of the postcard- it should be wrapped up soon.

- Spanish translation of the city's Design Guidelines for Historic Districts and Sites. The professional services contract is still under legal review.

- Revising Multiple Listing Service (MLS) forms to include historic designations. No report.

B. Ordinance Revision Committee. No report.

ADJOURNMENT

There being no further business, Mr. Michelson made a motion for adjournment, seconded by Mr. Favazzo; all voted in favor, none opposed. The meeting adjourned at 8:44 PM

Respectfully submitted,

Scott Bauman

Scott Bauman, AICP, PP

Principal Planner / HPC Secretary, Plainfield Planning Division

Prepared: October 20, 2014

Approved by the Historic Preservation Commission: October 28, 2014