



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



William H. Michelson, Chairman
Lawrence T. Quirk, Vice Chairman

Adrian O. Mapp, Mayor

MEETING MINUTES- PLAINFIELD HISTORIC PRESERVATION COMMISSION
NOVEMBER 17, 2015, 7:30 PM, CITY HALL 1ST FLOOR LIBRARY, 515 WATCHUNG AVENUE, PLAINFIELD, NJ

Call to Order and Public Notice

Chairman William Michelson called the regular meeting of the Plainfield Historic Preservation Commission to order at 7:33 P.M. 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 January 1, 2015, and the notice of this meeting was posted in the City Clerk and Planning Division offices.”

2015 Historic Preservation Commission Name, Class Designation (Term Ends)	1/27/15	2/24/15	3/24/15	4/28/15	5/26/15	6/23/15	7/28/15	8/25/15	9/15/15	10/27/15	11/17/15	12/15/15
John Favazzo, Class A (12/31/2017)		X	X	X		X		X	X	X	X	
Bill Garrett, Class B (12/31/2015)		X	X				X	X	X	X	X	
Sandra Gurshman, Class B (12/31/2018)		X	X	X		X	X	X	X	X	X	
Jan Jasper, Class C (12/31/2016)		X		X			X	X	X		X	
Elizabeth King, Class C (12/31/2016)				X				X	X	X	X	
William Michelson, Class B (12/31/2018)		X	X	X		X	X	X	X	X	X	
Lawrence Quirk, Class A (12/31/2017)		X	X	X		X	X	X	X	X	X	
Gary Schneider, Class B (12/31/2015)		X	X	X			X	X	X	X	X	
Reginald Thomas, Class A (12/31/2018)		X	X	X		X		X	X	X	X	
Alternate Member #1 VACANT (2 year term)												
Alternate Member #2 VACANT (2 year term)												

*The January 27 and May 26 meetings were cancelled.
 Also present: HPC Consultant Barton Ross, and HPC Recording Secretary Scott Bauman*

Presentation of October 27, 2015, Meeting Minutes

Upon request by HPC Secretary Mr. Bauman, Commissioner Gurshman made a motion that the presentation of the October 27, 2015, meeting minutes be carried to December 15, 2015. Commissioner King seconded the motion and it was unanimously approved by voice vote.

Unfinished Business

1. Carried Applications for Certificate of Appropriateness

**A. HPC 2015-24: 919 Madison Avenue; Block 758, Lot 29; Van Wyck Brooks Historic District
Quelhas Construction Group, LLC- Applicant & Owner**

Mr. Bauman announced that the application was carried from the October 27, 2015, meeting. Antonio Quelhas of 919 Madison Avenue introduced himself as the property owner and contractor. Chairman Michelson asked Mr. Quelhas to update the Commission on his plans to re-face the front steps that he recently refaced with tile, install iron guardrails on the front steps, and remove asphalt from the driveway apron area and replace it with concrete and grass. Mr. Quelhas said he is not planning on the driveway work at this time- it is not on his property and he has not approached his neighbor yet. Mr. Quelhas agreed to have the driveway apron area part of his application carried to February 23, 2016.

Commissioner Reginald Thomas entered the meeting at 7:37 PM.

Mr. Quelhas further informed the Commission that he intends to change his proposal and to remove the front steps that he recently refaced with tile and install new brick front steps, and black iron railings installed on both sides of the platform.

Chairman Michelson opened the meeting to the public. Gerry Heydt of 915 Madison Avenue asked why the applicant was not proceeding with the driveway apron work; Chairman Michelson informed Ms. Heydt that the area is not the applicant's property and he needs permission from the owner before he can proceed any further. Seeing no other members of the public requesting to comment on the application, Chairman Michelson closed the public comment portion of the meeting.

Vice Chairman Quirk made a motion to grant a Certificate of Appropriateness for the replacement of front brick steps with new brick, with black iron railings, as shown in the applicant's submission, page 3 configuration, and page 6 depicting railings. The motion was expanded to include the further bifurcation by carrying the proposed work to the driveway apron area to the February 23, 2016, meeting. Commissioner Gurshman seconded the motion and it was unanimously approved by voice vote.

**B. HPC 2015-25: 1217 Putnam Avenue; Block 636, Lot 22; Putnam Watchung Historic District
CDJ Construction- Applicant. Deepak Gupta- Owner**

Mr. Bauman announced that the application was carried from the October 27, 2015, meeting. Joseph Corticada of CDJ Construction, PO Box 461, Elizabeth, NJ, introduced himself to the Commission and updated them on his proposal to install wood railings to the front porch of a three-family dwelling. Last month the Commission wanted more information and additional measurements, and Mr. Corticada presented Commission members with "Option 1" and "Option 2". Commissioners Gurshman and Favazzo complimented Mr. Corticada on his presentation handout. Commissioner Thomas asked about the top rail- at its proposed width, would it meet code. Mr. Corticada said the railing width would meet code.

Chairman Michelson opened the meeting to the public. Arne Aakre of 915 Madison Avenue asked if the railings were new and not replacement; Mr. Corticada said the railings are new- the building did not have railings in the past and the Construction Official is requiring that railings be installed. Seeing no other members of the public requesting to comment on the application, Chairman Michelson closed the public comment portion of the meeting.

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When asked which option the Commission prefers, the consensus was Option 1. With no further discussion, Commissioner Schneider made a motion to grant a Certificate of Appropriateness for the installation of a 36" high painted wood porch balustrade (Option #1) in a design style as presented on page 9 of the application, which will wrap around the entire front porch as shown in plan on page 7 of the application. Commissioner Garrett seconded the motion and it was unanimously approved by voice vote.

New Business

1. Applications for Certificate of Appropriateness

A. HPC 2015-28: Cedar Brook Park; Block 732, Lot 1; State & National Registered Landmark County of Union- Applicant & Owner

Kevin Campbell introduced himself as Assistant County Counsel for the County of Union, 10 Elizabethtown Plaza, Elizabeth, New Jersey. Chairman Michelson informed the Commission that notice of this hearing was performed by the applicant to property owners living within 200 feet of the fields at Cedar Brook Park that are to be renovated with artificial turf.

Mr. Campbell introduced Carl O'Brien, PE, PP, CME, CPWM, of Maser Consulting, PA, 400 Valley Road, Mt. Arlington, New Jersey, as an expert in synthetic turf design and water management. Mr. O'Brien was qualified as an expert witness. Mr. Campbell introduced Joseph Venezia, PE, PP, CME, CPWM, of Maser Consulting, PA, 400 Valley Road, Mt. Arlington, New Jersey, as an expert in synthetic turf design and water management. Mr. Venezia was qualified as an expert witness.

Commissioner Jasper asked Mr. Campbell to orient the Commission to where the proposed park improvements are located in relation to the rest of the park, and the city streets outside Cedar Brook Park. Mr. Venezia informed the Commission that the proposed improvements are located in the section of the park that is between Park Drive / Pemberton Avenue, and Cedar Court.

Arne Aakre of 915 Madison Avenue asked if it was customary to identify areas of disturbance on a plan; Mr. Venezia said it was, and the areas of disturbance are marked on the plans submitted to the Commission. Commissioner Thomas said the existing soccer fields are limited by size; and the area has water drainage issues that limit the amount of play. The new design does not take anything away visually from the park. The design eliminates water stagnation and thus reduces mosquito issues. The applicant is not proposing to move anything, but instead to beautify the park. The areas have become rundown and periodically waterlogged. The proposed improvements will bring value to Plainfield- an economic value- and it helps keep Cedar Brook Park viable.

Mr. O'Brien said the proposed artificial fields are being located generally in the same area where there are existing playing fields, they are adding handicap parking and access to a bleacher area, and walkways will run the length of the field. One field will be for junior soccer for ages 9 and under, the larger field is a multipurpose field that will be able to handle football and soccer. Mr. O'Brien explained the drainage system that ties into both fields. The water will drain vertically and at a controlled rate; no water will flow towards the street, but towards Cedar Brook instead. The Soil Conservation District and Department of Environmental Protection approve these drainage designs- they do not exceed 2, 10, or 100-year storms by quantity. Chairman Michelson asked if the turf systems require maintenance. Mr. O'Brien responded that it is a closed system, and occasionally one needs to

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check the outlet control structure. Inverts may clog up, and the turf needs to be maintained via a raking system.

Mr. O'Brien informed the Commission that lighting is proposed for both soccer fields and existing baseball fields in the park. Commissioner Thomas asked if there is any vegetation trade off or disturbances. Commissioner Jasper noted that trees are being removed, as part of the plan; Mr. O'Brien confirmed that twelve (12) trees are being removed as shown on sheet 3 of the plan; there are no plans for replanting at this time.

Mr. Campbell asked Mr. O'Brien if there are any amenities proposed as part of the project; Mr. O'Brien replied that bleachers are proposed on a 20' x 60' concrete slab with the capacity of 50 to 100 people. Mr. O'Brien said the lighting for the baseball field consists of outfield and infield poles- the infield lights are 10-20 feet higher than the outfield lights, and the new lighting will not cause halo effects. Chairman Michelson asked how nearby residences will be protected from lighting glare; Mr. Venezia replied by stating the lighting is being directed away from Arlington Avenue, and the existing tree canopy serves as a bit of a buffer, there is no direct spillage onto adjacent properties.

Vice Chairman Quirk asked which sport requires more lighting; Mr. Venezia said "baseball", and continued by informing the Commission that each light pole has 8 light fixtures on it. He described the lighting configuration, the mounting heights, quantity of fixtures, and the height needed to meet the health and safety requirements. Vice Chairman Quirk asked Mr. Venezia if he has calculated spillage affects onto adjacent properties if all light fixtures were illuminated at once; Mr. Venezia said he did not.

Commissioner Jasper asked if there are any new bathroom facilities proposed; Mr. Venezia responded "no". Vice Chairman Quirk commented that presently there is one male and one female bathroom facility in the park and that two (2) new fields will attract more people to the park. Mr. Venezia said heavy usage occurs now and he does not feel the need to add any more to the park. Vice Chairman Quirk followed up by asking why there is no effort to increase the number of bathroom facilities; Mr. Venezia deferred the question to Union County. Mr. Campbell asked Mr. Venezia if he was aware of any requirement for bathrooms; Mr. Venezia said he was not aware of any.

Vice Chairman Quirk asked the applicant to explain the proposed safety netting. Mr. O'Brien said the south and north sides of the fields will have 40 foot high netting near the football goal post areas. The netting drops down to 25 feet high along the east and west rear sides of the field. The netting is removable and will come down in the winter months. Mr. O'Brien added that split three-rail fencing is proposed which allows athletes to be separated from spectators- the split rail design complies with NJDEP requirements of not having chain link fencing in a flood area. Commissioner Thomas asked how tall the existing trees in the area are; he was not provided an answer by the applicant.

Arne Aakre of 915 Madison Avenue asked how many parks in New Jersey are designed by the Olmstead firm; Mr. Venezia said he did not know. Mr. Aakre continued by asking whether artificial turf has been installed in any Olmsted parks; Mr. Venezia said he did not know.

Mr. Campbell asked Mr. O'Brien what is the lifespan of a synthetic turf field; Mr. O'Brien said 12 to 15 years if maintained. When asked about the cost of the project and cost of maintenance, Mr. O'Brien

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said the project costs \$3 million- of that \$1 million is dedicated to playing surface; after 12 years it may cost a half million dollars to resurface the fields.

Arne Aakre of 915 Madison Avenue asked to confirm that the fields were not accessible at times due to flooding; Mr. Venezia said he was correct; Mr. Aakre followed up by asking how many times the fields have flooded; Mr. Venezia said he did not have the exact number. When asked by Mr. Aakre if money could be used to maintain the existing grass fields better, Mr. O' Brien deferred the query to the County. Chairman Michelson asked why the County wants to install synthetic turf; Mr. O'Brien replied that artificial turf was part of the RFP.

Mr. Venezia cited the City Master Plan, Policy 8.2 aloud into the record:

Policy 8.2- upgrade of Parks and Recreational Facilities. The city recognizes that the city's park and recreational facilities are aging and in need of maintenance and modernization. The city should continue its capital investment in upgrading its park facilities through a three-step process: 1) Complete facility and needs inventory currently being conducted by the city Recreation Department; 2) Develop a 6-year Capital Improvement Program (CIP) to meet the identified needs; and 3) Increase awareness of the value of, as well as efforts to maintain the county parks within the city.

Mr. Venezia continued by stating that the Union County Master Plan calls for light improvements and synthetic turf fields. Synthetic turf increases usage and playability, and offers a safer playing surface.

When asked if there was any change in grade proposed, and it was revealed that there was a 60' x 60' area with a maximum change of 7 feet, Mr. Campbell objected to the questions. Chairman Michelson said the proposal is within the Commission's jurisdiction. Cedar Brook Park is a historic district because the park was designed by the Olmsted firm- the parks are famous for land contours and plantings- the Commission tries to keep the historic features and when changes are proposed, they should be minimal. Chairman Michelson continued by saying the Commission does not have authority to tell the County what structures to have but the Commission can tell you what they have to look like. A change from natural grass to synthetic turf is a change in the historic features of the park.

Chairman Michelson asked if there can be fewer lights; Mr. O'Brien said that can be discussed with the manufacturer but it is his experience that when one lowers the pole height, one has to add more poles to get the same illumination.

Mr. Campbell asked Mr. Venezia if the proposal would be in conformance with Olmsted parks; Mr. Venezia replied "absolutely". The original park design of 1922 of 88 acres shows a lake, ballfields where they are now, landscape features and a children's area. The 1928 plan shows baseball fields in an area where the fields are located now. Union County needs to adapt and change with the times and usage requirements of the park. Mr. Venezia further stated that the area has always been used for active recreation; the County is improving drainage, respecting Olmsted components when designing new features including the light poles. The park is now 98 acres. Mr. Campbell asked about the impact of the lighting poles on the nature of the Olmsted design; Mr. Venezia said the proposal creates an area of active recreation. Mr. Venezia cited National Recreation Standards and 2000 US Census Tract 397 information from the city Master Plan and stated the need for additional active recreation space in the area.

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Vice Chairman Quirk asked if the county master plan suggested other areas of the park be utilized for recreation; he did not receive an answer. Commissioner Schneider asked if the park was located in a flood zone; when hearing that the park is in a flood zone, Commissioner Schneider asked why not plant more trees which will reduce runoff and vegetation loss. Mr. Venezia told Commissioner Schneider that they would consider his suggestion.

Chairman Michelson announced that the Commission will not be able to finish the hearing tonight and he then opened the meeting to the public.

Dan Damon of 661 West Seventh Street said there are open areas in the park and Union County hosts two major events each year- the Fourth of July fireworks, and Rhythm and Blues by the Brook- will the proposed improvements impact these events. Mr. Venezia deferred comment to Union County.

Gerry Heydt of 915 Madison Avenue commented on the light pole colors and could the county mitigate the color of the poles. Mr. O'Brien said the light poles are standard color stainless steel and can be powder coated; Mr. O'Brien agreed to check to see what color light poles are used in other historic parks.

Peter Simone of 1414 Watchung Avenue said black poles blend in- stainless steel looks utilitarian and asked if the county would reconsider the color. Commissioner Favazzo noted that oxidized black finish works well; stainless steel jumps out at you. Mr. O'Brien said he would reach out to the pole manufacturer. Chairman Michelson asked Mr. Simone, who is Chairman of the Plainfield Shade Tree Commission, Mr. O'Brien and Mr. Campbell to work together in selecting the location, species and caliper of new trees to be planted, and all of them agreed to do so.

Alison Dugan of 985 Kenyon Avenue cited parking concerns should the turf fields be installed. Mr. Venezia said part of the proposal is to add 18 more parking spaces; Ms. Dugan replied by saying it was mentioned earlier that hundreds of more people may be using the fields.

Commissioner Jasper cited Mr. Damon's point about the fireworks and music festival held at the park and cited concerns about people ruining the turf. Mr. O'Brien said lawn chairs are ok, but no gum, no Gatorade, or sunflower seeds. Mr. O'Brien reminded the Commission to recognize that routine maintenance is required considering the abuse the turf takes.

Arne Aakre of 915 Madison Avenue asked if the county was excavating to install the drainage improvements; Mr. O'Brien replied yes- one to 4 feet in depth. Mr. Aakre informed the applicant that the area was once a dumpsite for the city and asked whether the applicants checked into that. Mr. Venezia said the test pits dug are not consistent with landfill properties.

Mr. Campbell introduced Ron Zuber, Director of the Union County Department of Parks and Recreation, 10 Elizabethtown Plaza, Elizabeth, New Jersey. Mr. Zuber has been Director of the Parks Department since 2011, and previously was Deputy Director from 2008-2011. Mr. Campbell asked Mr. Zuber about the condition of the fields; Mr. Zuber said the fields are muddy and full of divots; soccer is a year round sport now, 3pm to 8pm, and all day on Saturdays, there is constant play, no time to move goals, or re-seed the fields. Adults slide tackle and daily maintenance is needed, there are 20 different parks throughout the County.

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Mr. Campbell asked Mr. Zuber if synthetic turf is more effective; Mr. Zuber replied that synthetic turfs were wonderfully received in Summit, Linden, Roselle Park, and Elizabeth- it increases playability. Mr. Campbell asked if Warinnaco Park in Elizabeth is an Olmsted park; Mr. Zuber replied that it is an Olmsted park and has synthetic turf and stainless steel light posts. Mr. Campbell asked Mr. Zuber about the county's policy towards tree removal; Mr. Zuber replied that they replace removed trees at a 2 to 1 ratio and the county will work with the Plainfield Shade Tree Commission on this effort. When asked about the hours of operation, Mr. Zuber replied that the county is bound by local municipal ordinances.

Mr. Campbell asked Mr. Zuber about bathroom facilities in the park; Mr. Zuber said the bathrooms were renovated within the last 4 years, and they have been accommodating. Mr. Zuber also mentioned that the county has not received complaints about a lack of facilities, but they are willing to listen. Mr. Campbell asked Mr. Zuber about the number of spectators that attend soccer or baseball games; Mr. Zuber said it depends, there is a constant churn of participants and spectators. The number of seats on the proposed bleachers is a standard the county is using. When asked if the parking at current level is sufficient, Mr. Zuber responded that parking is an issue at any county park.

Commissioner Favazzo asked what would the impact on playtime and usage be if the proposal were downsized- for example if the junior field was not lit or did not have synthetic turf- do both fields have to be lit? Can the proposal be toned down a bit? Commissioner Jasper suggested it might be a possibility to just have synthetic turf and no lights. Mr. Zuber said soccer is in high demand, and it is county policy where we install turf, we also light the area.

Chairman Michelson cited the need to know the experiences of other cities- vis-à-vis synthetic turf and lighting within historic parks. HPC Consultant Mr. Ross suggested the Commission request a 3D rendering of the lights in relation to the trees and nearby adjoining properties. Commissioner Thomas asked what the likelihood was of all sports happening all at once; Mr. Zuber said his permits show only daytime activity. Commissioner Thomas said the 2 to 1 tree replacement ratio is good, and he wants to see the drainage swale.

Chairman Michelson said that he would like to see elevations of the bleachers, light towers and other structures, and including the trees and adjoining residences. Mr. Arne Aakre said this would be most helpful if done in 3D format. Mr. Campbell agreed to have 3D elevations produced.

Commissioner Favazzo said the plan shown is a large site plan, showing context and parking areas- it cuts the county's argument short- it looks like the fields take up the entire park. Chairman Michelson asked Mr. Campbell for copies of the Olmsted plans he presented so that he can compare them to the proposal. Rodriquez Saray of 70 Norwood Avenue introduced himself as the director of Elite Plainfield- a not-for-profit youth soccer organization. Mr. Saray said he and the soccer organization supports the proposal- they are not able to obtain permits to use the city parks, and Union County only has given them fields to play games. The soccer field is a safe and healthy place for kids; Cedar Brook Park is their lifesaver.

Tom Glasgow of 1140 Park Place introduced himself as the President of the Plainfield Pop Warner football team. Mr. Glasgow said when his teams travel to other towns, the fields are nice- presently that is not the case in Plainfield.

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Codey Chase of 77 Park Avenue, Berkeley Heights, New Jersey said during high pedestrian traffic events, there are tiles available to cover the turf fields. If protected with tiles, the turf will last longer.

Hearing no further comment, Chairman Michelson asked for a motion from the Commission. Commissioner Gurshman made a motion to carry the application to December 15, 2015; the motion was seconded by Ms. King and it was unanimously approved by voice vote. Chairman Michelson asked Mr. Campbell to waive the 45-day rule so that the next session can be held, and Mr. Campbell did so orally. Chairman Michelson summarized the hearing to those present: the proposal is too aggressive, the Commission would like to see it downsized including the height and visibility of the light towers, bleachers, screening, the applicant should work with the Shade Tree Commission on tree planting, the HPC consultant will check on cases where artificial turf is used in historic parks. Vice Chairman Quirk added the applicant should provide a screening plan, a tree plan, and answer whether or not the county plans to expand other facilities within Cedar Brook Park.

Discussion

1. HPC 2013-10: 161 Crescent Avenue; Block 832, Lot 7; Crescent Area Historic District

On July 23, 2013, the Historic Preservation Commission approved a Certificate of Appropriateness for the removal of vinyl windows with new wood frame windows. The Certificate of Appropriateness was signed on October 16, 2013, and the applicant was given two (2) years to complete the work.

Habib Khan of 6 Big Ramapo Road, Saddle River, New Jersey told the Commission that he is requesting a one-year extension to replace vinyl windows with wood windows. When asked why he needs more time, Mr. Khan replied it is a financial reason- he has been doing improvements to the property, and the new vinyl windows recently installed are better than the original wood windows that were removed. Chairman Michelson asked when the window replacement would be done; Mr. Khan responded it would be done in stages.

Vice Chairman Quirk said that Mr. Khan had 2 years to replace the windows and he has not done even 1 window yet- he has not even started and now he is asking for another year. There are 83 vinyl windows that need to be replaced; Vice Chairman Quirk asked Mr. Khan if he could complete one-third of the windows within 6 months; Mr. Khan said he could manage to replace about 28 windows within a six-month period.

Chairman Michelson opened the meeting to the public; seeing no members of the public seeking to comment on the application, Chairman Michelson closed the public comment portion of the meeting. Vice Chairman Quirk made a motion to extend the Certificate of Appropriateness for 6 months to May 17, 2016 for the applicant to install 33%, or 28 wood sash windows preferably on the Crescent Avenue side of the building. Once the applicant has installed 28 wood sash windows the applicant is to apply to the HPC for an additional six (6) month extension allowing the applicant to install the balance of wood sash windows. Commissioner Schneider seconded the motion and it was unanimously approved by voice vote.

2. State Historic Preservation Office Follow-Up to 2015 Evaluation of Plainfield's CLG Status

No updates to report- HPC Secretary Mr. Bauman will draft a response to the letter for review and approval by the Commission.

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3. Proposed City Streetscape Standards

Commissioner Favazzo reported that the proposed designs and specified street furniture cited in the Manual are compatible in an historic district and do not conflict with the City's Design Guidelines for Historic Districts & Sites. The only comment is to mention in the Manual that work proposed in an historic district requires review and approval by the Historic Preservation Commission. This information could be its own stand-alone paragraph between the fourth and fifth paragraphs on page 2 of the Manual.

4. New Historic Districts or the Possible Expansion of Existing Historic Districts

Carried to the December 15, 2015, HPC meeting.

5. 2016 Certified Local Government Grant

Mr. Ross is preparing a grant application to the State Historic Preservation Office for the expansion of the Van Wyck Brooks and Netherwood Heights Historic Districts. Vice Chairman Quirk and Chairman Michelson are working with Mr. Ross on the actual number of properties and their location so Mr. Ross has an idea of how much funding to request. The grant applications are due on January 15, 2016.

6. Revisions to the By-Laws of the Historic Preservation Commission

Carried to the December 15, 2015, HPC meeting.

7. 2015 Historic Preservation Awards

The submission deadline is December 31, 2015. The Commission agreed to post the nomination form on the HPC's Facebook page, the historic districts that have websites, provide copies to the local bloggers, and have copies available in City Hall, the public library, and other high profile public places.

Reports

1. Community Outreach / Historic Preservation Awareness Committee

No news to report.

2. Ordinance Revision Committee

No news to report.

3. Architectural Review Committee

No news to report.

Adjournment

There being no further business, Vice Chairman Quirk made a motion for adjournment, seconded by Commissioner Schneider; all voted in favor, none opposed. The meeting adjourned at 11:00 PM

Respectfully submitted,

Scott Bauman

Scott Bauman, AICP, PP

Principal Planner / HPC Secretary, Plainfield Planning Division

Prepared: December 29, 2015

Approved by the Historic Preservation Commission: January 26, 2016