

**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING FEBRUARY 21, 2017**

ROLL CALL

Katherine Miller, Chair (7:49 pm)
Janice Allen
Laly Espinoza Kuga (absent – excused)
Scott Lamperti
Wendy Schaefer
Steve McIntyre, Alternate No. 1
Sherlock Bender, Alternate 2 (7:28 pm)
Steve Siegler, Esq., Associate Borough Attorney

Also present recording secretary Stephanie Sherwood.

Call to order at 7:03 pm. Ms. Schaefer read the Compliance Statement.

NEW APPLICATIONS

COA 01-02-21-2017, 110 Park Place. Bill Orloff was sworn in. Mr. Orloff explained that he would like to build a small addition to the back of the house in place of the existing enclosed porch. The addition would house a half bath and a small foyer.

Phyllis Hirsch, 74 Mercer Avenue, North Plainfield, voiced her concerns, specifically that the addition would be closer to her property than the existing porch. She suggested delaying the application until such time that the contractor may provide more specific details about the project.

Frank D'Amore, Sr., 40 Willow Avenue, North Plainfield, reminded the Commission members that the provisions of the historic ordinance apply to the entire house.

Mr. McIntyre made a motion to approve Application 01-02-21-2017 for 110 Park Place as presented by Bill Orloff. We approve the following changes to the rear of the house:

- Replace existing 3' x 8' enclosed porch with a 6' x 12' addition to include a foyer and a half bath.
- The foundation walls shall match the existing brick foundation walls in color and style which will eliminate the need for existing lattice.
- The existing basement window will be removed and covered over with brick foundation walls.

- The addition will include two new two over two split light wood windows which will match the existing windows in size and dimension.
- All sills will match existing sills in size and style.
- The asphalt roof shall match the existing asphalt roof on the house.
- The addition shall have yankee gutters to match existing yankee gutters.
- The exterior walls shall be wrapped in matching wood clapboard.

We approve the following repairs to the front porch:

- Any and all porch columns shall be repaired or replaced in kind to match existing turned columns in size and architectural detail.
- The wrought iron railing shall be replaced with a wood railing to match the architectural detail of the front porch.

We approve the following repairs:

- The wood lattice shall be repaired or replaced in kind.
- All yankee gutters shall be repaired or replaced in kind.

Seconded by Ms. Schaefer and on Roll Call carried all five voting aye.

Ms. Schaefer advised that the Certificate of Appropriateness would be ready within 7-10 business days.

COA 02-02-21-2017, 31-35 Grove Street. Vishal Pujara was sworn in. Mr. Pujara explained that he would like to install a textured asphalt shingled roof and replace the soffits, gutters and leaders in kind, if necessary. A wood railing with cut spindles will be installed on the front porch. He explained that he would like to close the existing skylight in the roof and install a new skylight in alignment with the staircase.

Frank D'Amore, Sr., 40 Willow Avenue, North Plainfield, voiced his concerns with non-conforming structures receiving approval to alter the exterior of the house.

Ms. Schaefer made a motion to approve Application 02-02-21-2017 for 31-35 Grove Street as presented by Vishal Pujara. We approve the installation of a 30 year textured asphalt shingled roof. All gutters and leaders shall be repaired or replaced in kind. The existing skylight will be removed and a new low profile skylight shall be installed in alignment with the staircase. A railing made of decorative wood spindles shall be installed on the front porch.

Seconded by Mr. Lamperti and on Roll Call carried all six voting aye.

Ms. Schaefer advised that the Certificate of Appropriateness would be ready within 7-10 business days.

Ms. Schaefer turned the meeting over to Ms. Miller at 8:06 pm.

PUBLIC COMMENT

Frank D'Amore, Sr., 40 Willow Avenue, North Plainfield, requested the status of the house at 104 Sycamore Avenue, reminding that he had sent in several memos which detailed the deterioration of the unique architectural features on the house, most notably the wood trim. Ms. Miller agreed that the house had been allowed to deteriorate drastically and promised to look into it further.

NEW BUSINESS

Ms. Miller commented on 31-33 Myrtle Avenue, advising that the leaded glass windows had been removed from the house without authorization. She also reported that there were concerns it would be used as a halfway house. Commenting on 43 Myrtle Avenue, she noted that the property is in disarray and that she intended to notify property maintenance of same.

Mr. Siegler reminded that Ms. Miller had nominated Ms. Schaefer for Vice Chair for the year 2017. Motion had been seconded by Mr. McIntyre. Roll Call carried all six members voting aye. Ms. Schaefer accepted.

APPROVAL OF MEETING MINUTES

Regular Meeting of December 6, 2016:

Aye: Allen, Schaefer, Miller

Abstain: Lamperti, McIntyre, Bender

Regular Meeting of January 17, 2017:

Aye: Schaefer, McIntyre, Miller

Abstain: Allen, Lamperti, Bender

Motion to adjourn by Ms. Schaefer, seconded by Mr. Lamperti and on voice vote carried unanimously.

Meeting adjourned at 8:30 pm.