

BOROUGH OF NORTH PLAINFIELD  
263 SOMERSET STREET  
NORTH PLAINFIELD, NJ 07060  
(908) 769-2918

CERTIFICATE OF APPROPRIATENESS (C of A)

NORTH PLAINFIELD HISTORIC PRESERVATION COMMISSION

Application #01-06-22-2021

DATE: February 9, 2022 (amended 4/11/2022 after receipt of revised drawings)

APPLICANT/OWNER/ADDRESS: Yeshiva Tiferes Boruch  
21 Rockview Avenue (112 Linden Ave), North Plainfield, NJ

CONTACT INFO: 732-492-3404

We approve the following at 112 Linden Avenue:

We approve the designs and plans submitted (see attached) for the construction of a new dining hall/study hall building (drawings dated 1/28/2022 with pg. 1.03 revision dated 2/3/2022 and pg. 1.04 revision dated 2/10/2022 that were received 4/11/2022).


\*\*\*Please note that renderings are not accurate.

Approval granted with the following conditions:

- Crown molding shall be added to the upper level windows on the Washington Avenue side as shown in pg. 1.04 revision dated 2/10/2022 **received 4/11/22**
- Door lighting shall be added on the Linden Avenue and Sycamore Avenue main doors as indicated on the attached Tudor Lighting sheet **received 4/11/22**
- Ornamental hardware sheets shall be submitted to the HPC prior to installation for approval
- All chain link fence along Linden Avenue, Sycamore Avenue and Rockview Avenue shall be removed
- Landscape design plans shall be submitted to the HPC for approval
- Screening bushes will be planted to hide the Washington side masonry bump out

SUBJECT TO THE FOLLOWING: **SECURING OF CONSTRUCTION PERMITS**

The applicant may appeal any denial or condition to the Board of Adjustment within the legal time constraints (20 days) from the hearing, as per Borough Ordinance 22-89.4.

  
\_\_\_\_\_  
Katherine Miller, Chair of the Commission

4/11/22  
\_\_\_\_\_  
Date

Note: Please display this C of A in window along with any Construction Permits for use by the Borough Inspectors to ensure compliance.



**YESHIVA NEW ACADEMIC BUILDING**  
21 Rockview Avenue  
North Plainfield, Somerset Co., New Jersey



*Existing Aerial View of the property*

*Proposed Aerial View of new building looking north*

*REV. - JANUARY 28, 2022*



SYCAMORE

SYCAMORE

Existing Building

Existing Building

Building to be Demolished

Sidewalks/Paths to be Removed

Sidewalks/Paths to be Removed

GAZEBO TBR

Area of Ground Disturbance

Gazebo to be Demolished

Trees to be Removed

EXIST. SHED TBR

Shed to be Demolished

Chain-link fencing to be Removed

MINIMUM BUILDING FRONT SETBACK LINE (TYP.)

EX. SHRUB ROW

LINDEN

1 DEMO SITE PLAN  
SCALE: 1/8" = 1'-0"



DEMO SITE PLAN

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FOR SCHEMATIC PURPOSES ONLY - NOT FOR CONSTRUCTION

Yeshiva New Academic Building  
Schematic Design

21 Rockview Avenue  
North Plainfield, Somerset Co., New Jersey

1.00

January 28, 2022 - Revised

SYCAMORE

SYCAMORE

Existing Building

New trees

Existing Building

School Entrance



ROSH YESHIVA OFFICE  
195 SF

CUBICLES  
128 SF

GRAND LOBBY  
1384 SF

Grand Lobby

Study Hall

BAIS MEDRASH  
4110 SF

GOAT RM  
356 SF

Emergency Exit



Public Entrance



New fencing per HPC approvals

Possible location for geothermal underground well field

EX. SHRUB ROW

8,096 GSF

1 1ST FLOOR SCHEMATIC PLAN  
SCALE: 1/8"=1'-0"



ARCHITECTURAL PLANS

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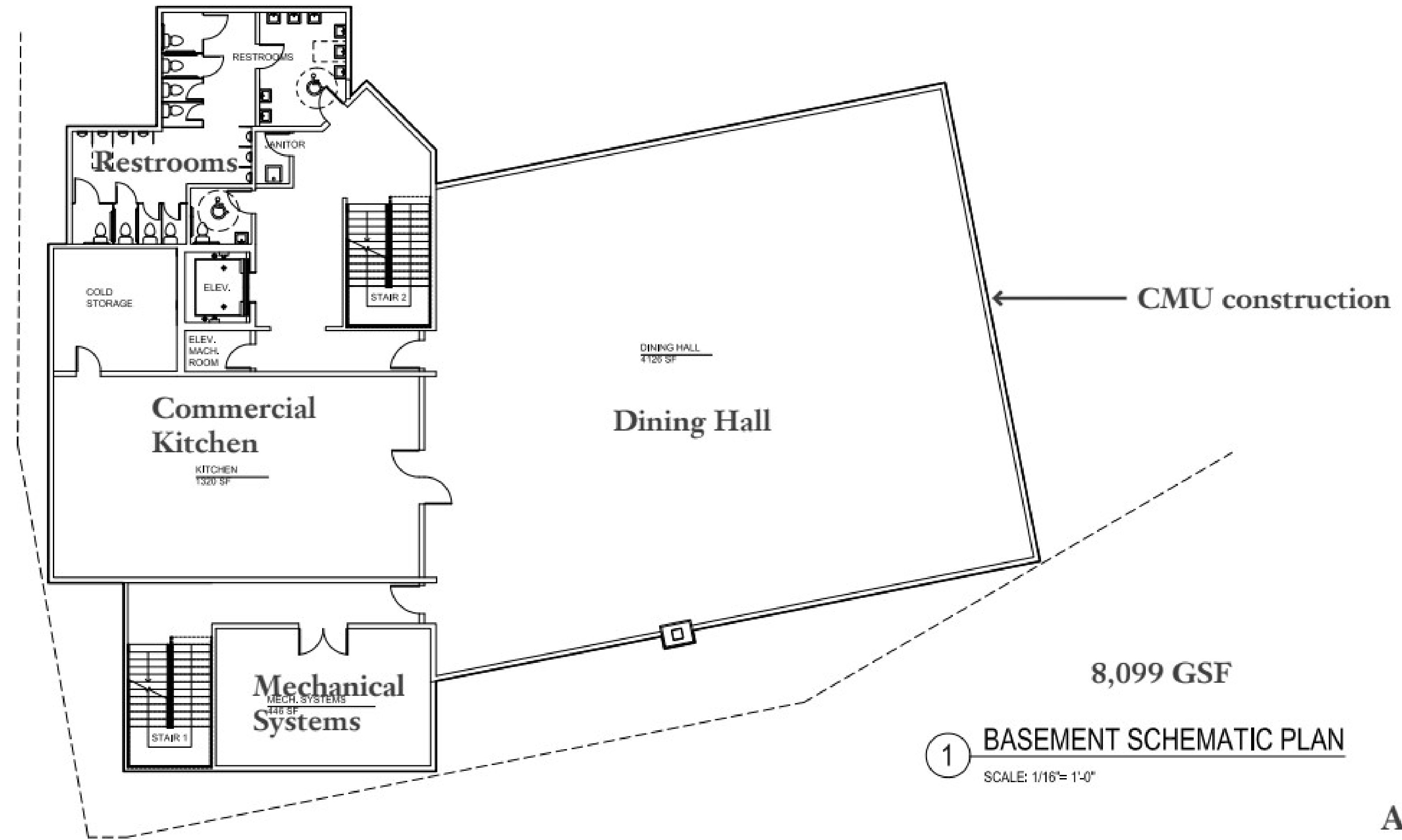
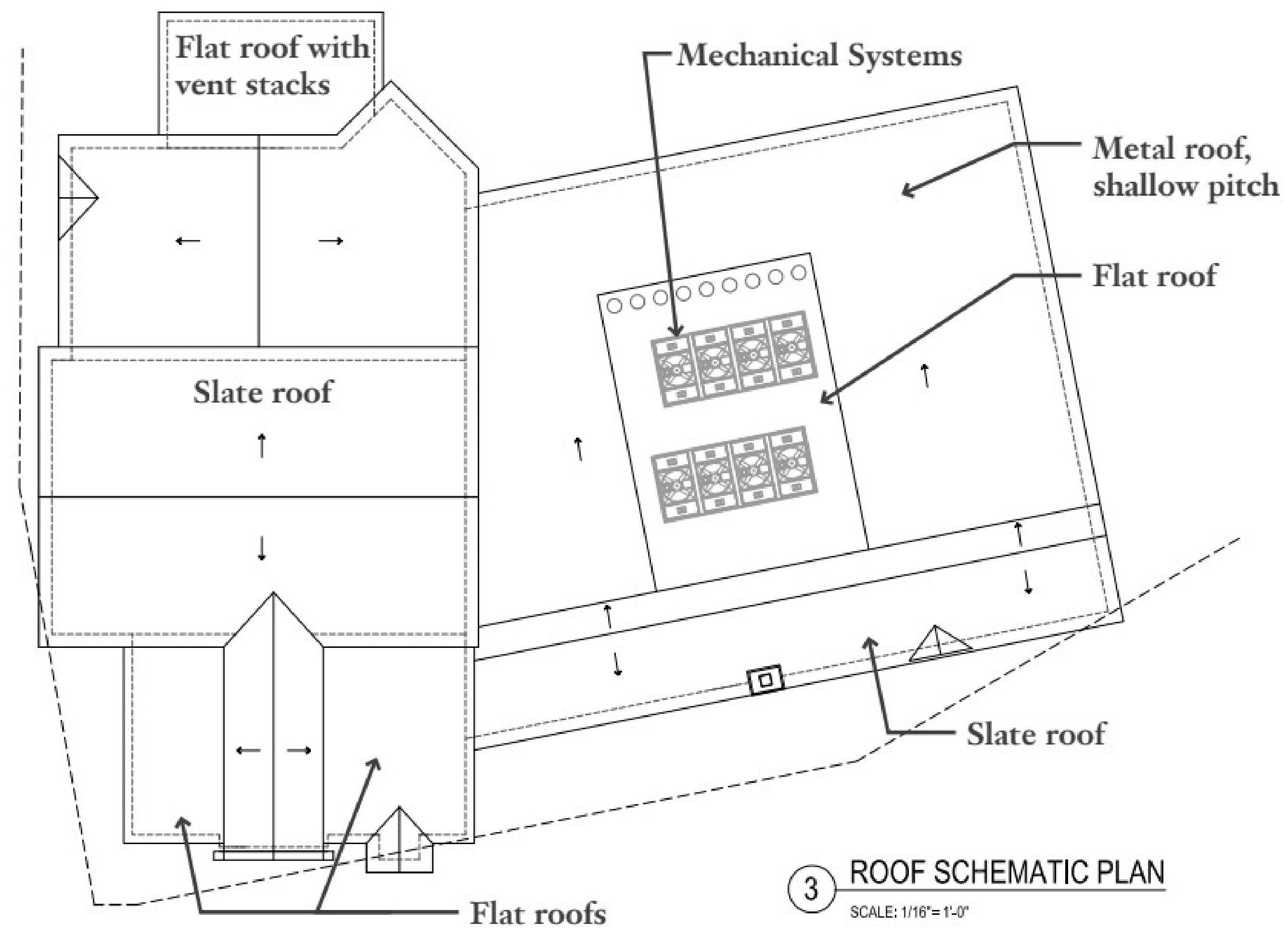
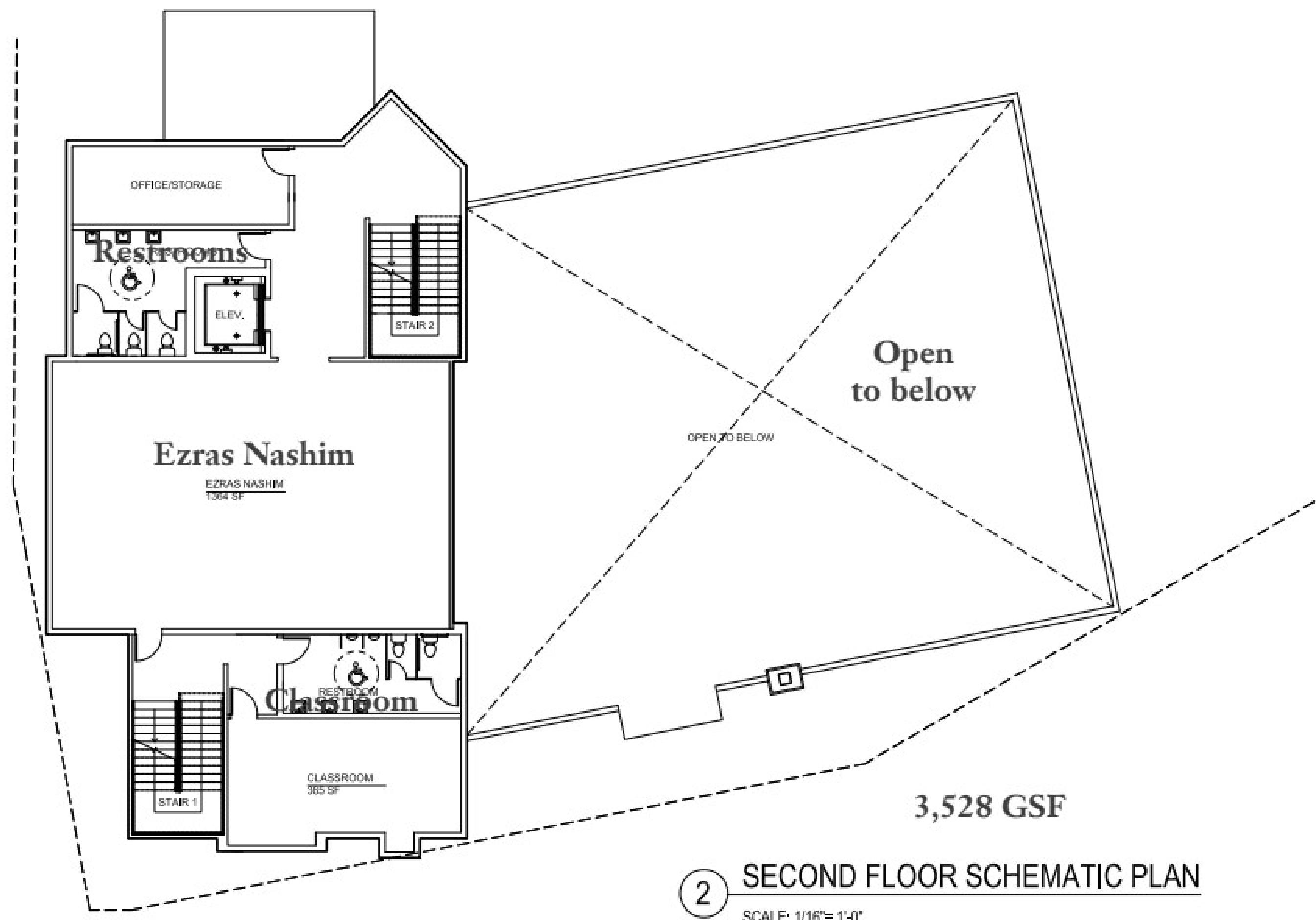
Yeshiva New Academic Building  
Schematic Design

21 Rockview Avenue  
North Plainfield, Somerset Co., New Jersey

1.01

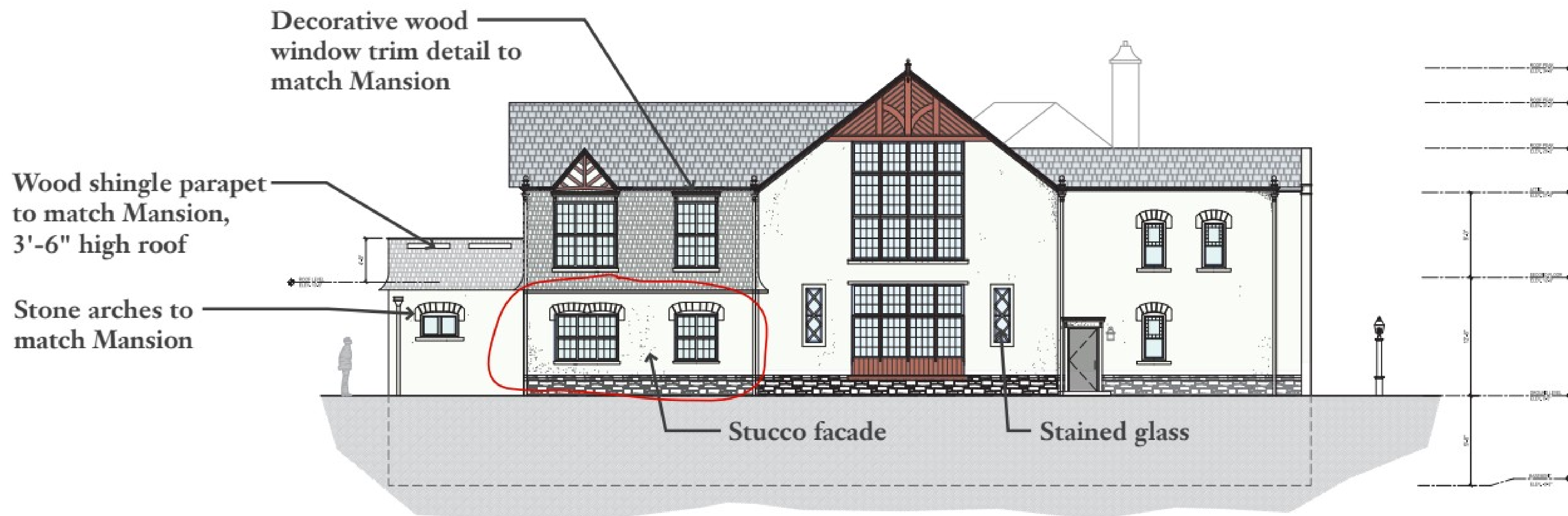
January 28, 2022 - Revised





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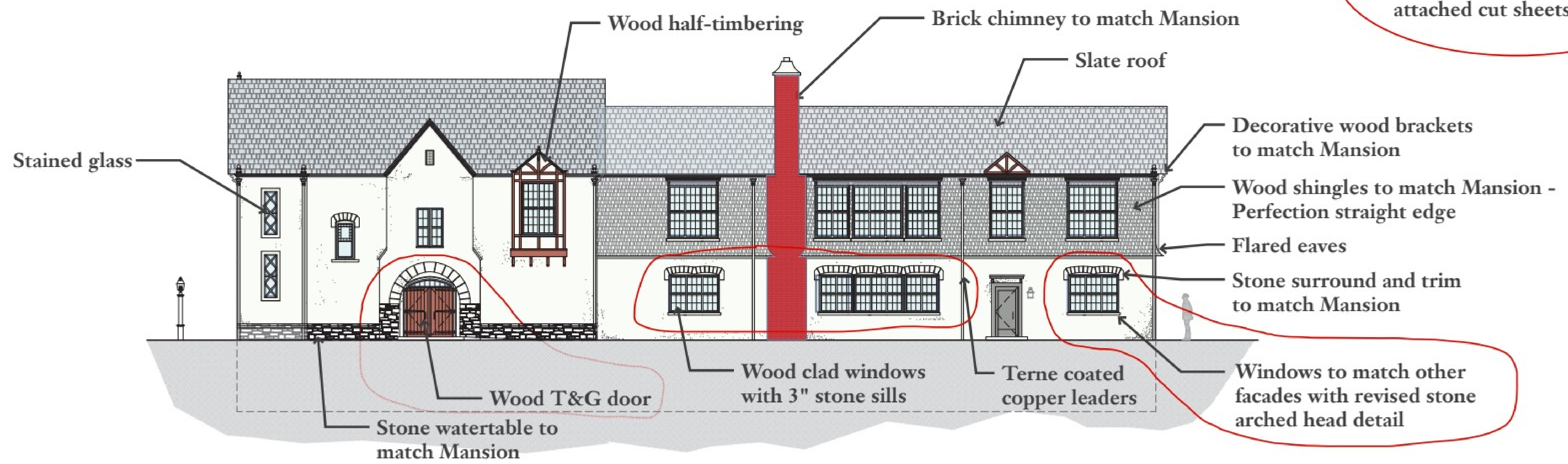


Note: Windows to be Andersen 400 Series Woodwright Series double-hung, Full divided lite with oil rubbed broze hardware, see attached cut sheets, typ.

Note: Doors to be Andersen Tudor pattern book series with custom hardware, see attached cut sheets, typ.

**SEE REVISED**

① SYCAMORE ELEVATION  
SCALE: 1/8" = 1'-0"

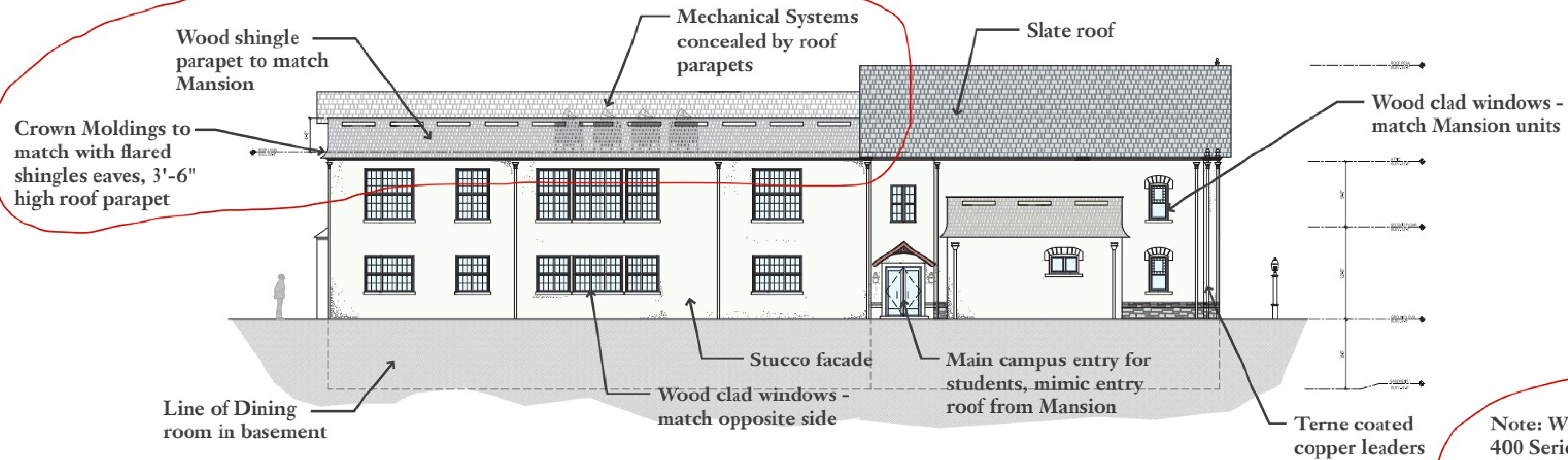


② LINDEN ELEVATION  
SCALE: 1/8" = 1'-0"

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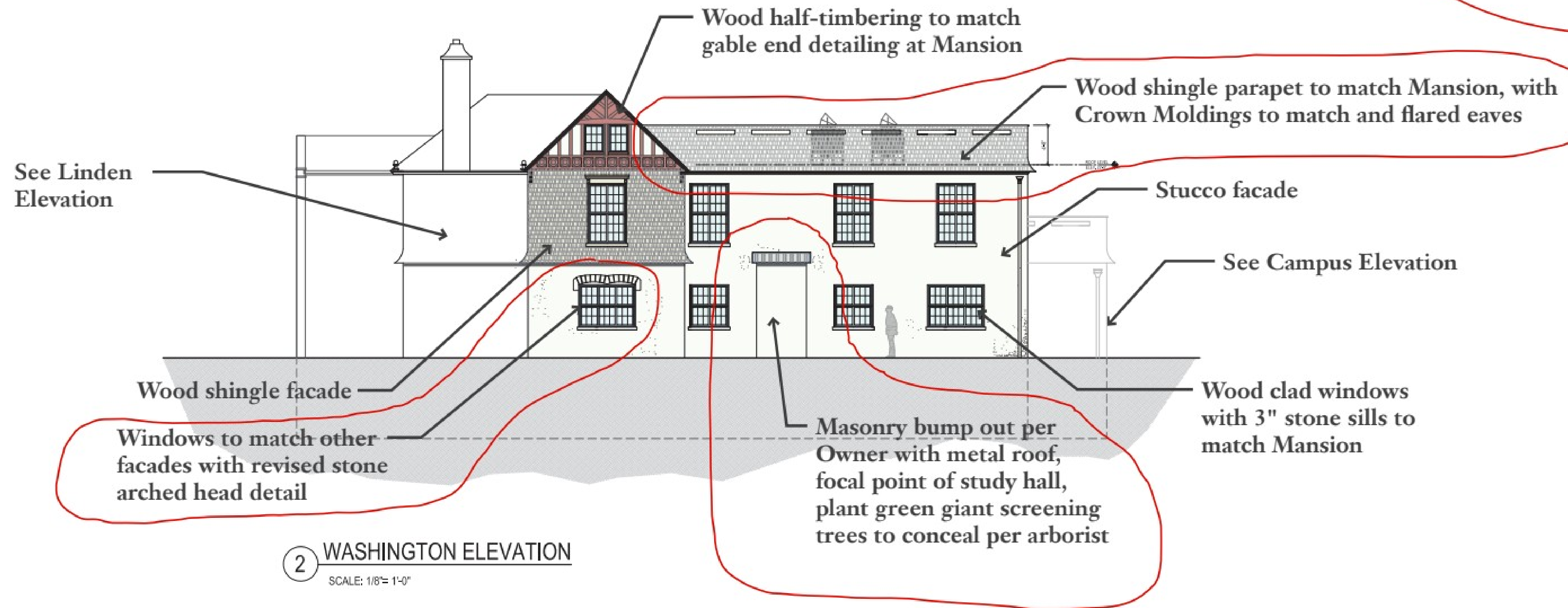




1 CAMPUS ELEVATION  
SCALE: 1/8" = 1'-0"

Note: Windows to be Andersen 400 Series Woodwright Series double-hung, Full divided lite with oil rubbed bronze hardware, see attached cut sheets, typ.

SEE REVISED



2 WASHINGTON ELEVATION  
SCALE: 1/8" = 1'-0"

ARCHITECTURAL ELEVATIONS





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RENDERING - VIEW LOOKING NORTHEAST



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Schematic Design

21 Rockview Avenue  
North Plainfield, Somerset Co., New Jersey

1.05

January 28, 2022 - Revised





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**RENDERING - VIEW LOOKING NORTHWEST**



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**Yeshiva New Academic Building**  
Schematic Design

21 Rockview Avenue  
North Plainfield, Somerset Co., New Jersey

**1.06**

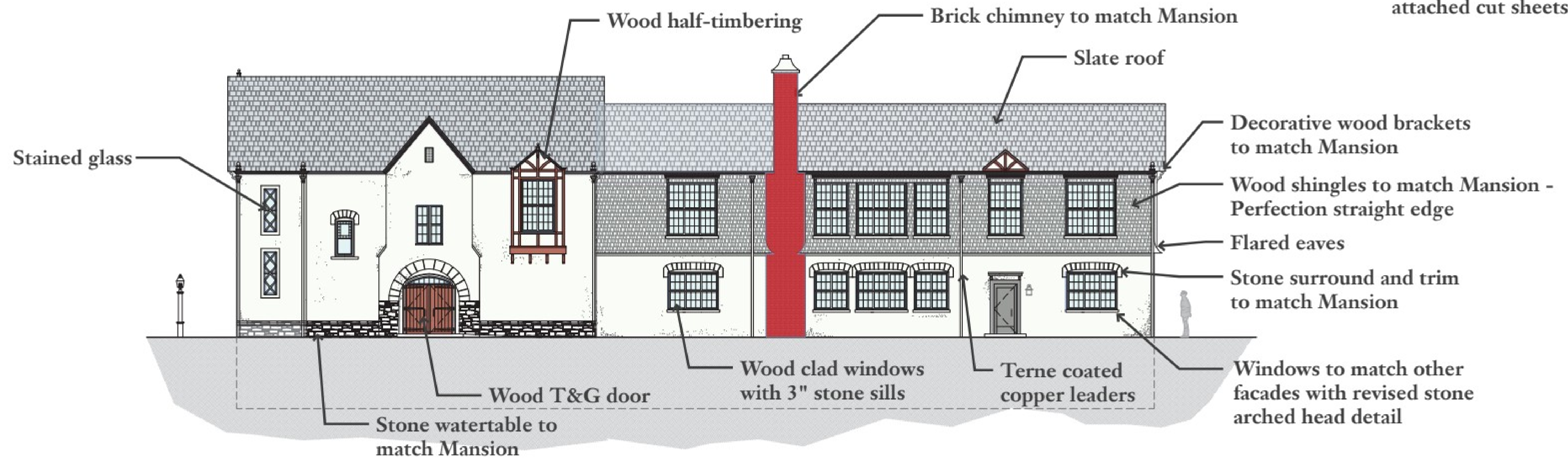
January 28, 2022 - Revised





Note: Windows to be Andersen 400 Series Woodwright Series double-hung, Full divided lite with oil rubbed broze hardware, see attached cut sheets, typ.

① SYCAMORE ELEVATION  
SCALE: 1/8" = 1'-0"



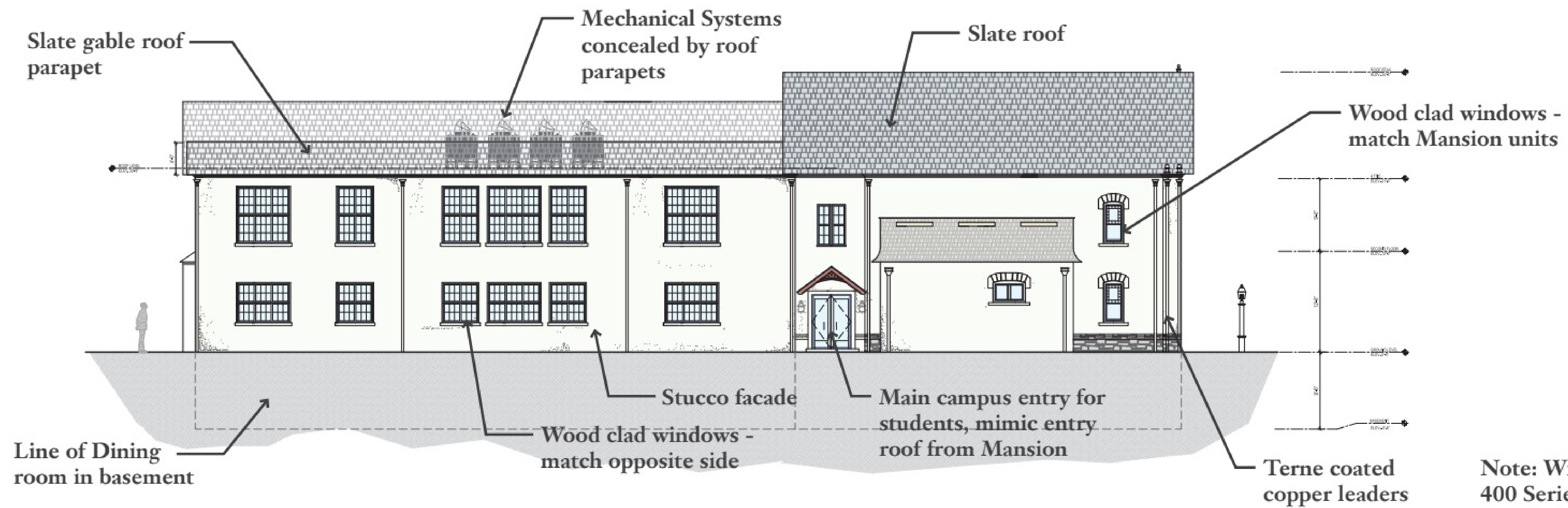
Note: Doors to be Andersen Tudor pattern book series with custom hardware, see attached cut sheets, typ.

② LINDEN ELEVATION  
SCALE: 1/8" = 1'-0"

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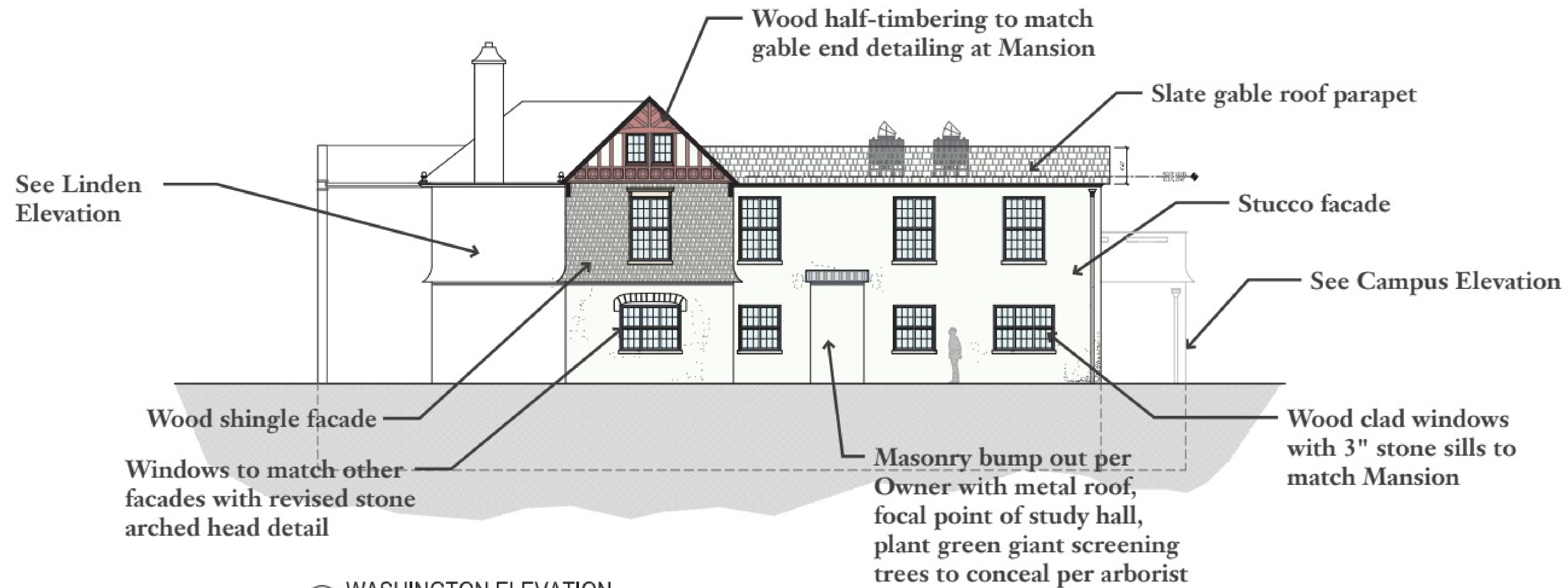






1 CAMPUS ELEVATION  
SCALE: 1/8" = 1'-0"

Note: Windows to be Andersen 400 Series Woodwright Series double-hung, Full divided lite with oil rubbed broze hardware, see attached cut sheets, typ.



2 WASHINGTON ELEVATION  
SCALE: 1/8" = 1'-0"



# Barton Ross & Partners LLC

## Architects

February 10, 2022

Katherine Miller, Chair  
North Plainfield Historic Preservation Commission  
263 Somerset Street  
North Plainfield, New Jersey 07060

*Delivered via email only*

Re: Yeshiva New Academic Building, 21 Rockview Avenue, North Plainfield, New Jersey  
Historic Preservation Commission – HPC Architectural Conditions Approval submission

Dear Ms. Miller,

Per the HPC approval on 2/8/22, please find enclosed our revised Sheet 1.04 with additional window crown moldings on the Washington Ave. façade and our exterior lighting specifications. Let us know if you have any questions on these submittals.

### *Tudor & Gothic Revival 1910 - 1940*

*Influenced by the arts and crafts style and ideology, both Tudor and Gothic revival styles were against over ornamentation and the mass production aesthetic brought on by the Victorian era. Historical influences came by way of medieval architecture, cottages, quaint settings and the romance of both England and Hollywood. Half-timbered facades, rustic stonework, leaded glass windows and cozy wood trimmed interiors are some of the hallmarks of the Tudor and Gothic revival styles. With many homes built in the 1910's and 20s in suburban areas of town, Tudor houses were often designed with a neighborhood plan in mind in order to showcase architectural individuality and neighborhood uniformity. Lighting from the time is often very rustic in appearance with an emphasis on crests, candles, hammered details and emblems of chivalry and knighthood.*

Thank you,

**Barton Ross & Partners, LLC Architects**



Barton Ross, AIA, AICP, LEED AP BD+C  
President

cc: Rabbi Yochanan Cohen, Executive Director, Yeshiva Tiferes Boruch  
Abe Auerbach, Regency Development Properties, LLC  
Peter Wolfson, Esq., Attorney, Day Pitney, LLP  
Enc: Exterior Lighting annotated cut sheet  
Revised 11x17 BRPA Schematic Design facade, dated February 10, 2022



# Tudor Artisans

## Lighting



Bracket Lantern No. 465

- Height Overall : 15"
- Lantern Size : 7" x 13"
- Backplate : 4 1/2" x 6"
- Wall to Center : 7 1/2"
- Cylinder Size : 4" x 6"



OD-Bracket  
Backplate 6"  
Wall to center 7"



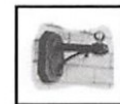
Bracket Lantern No. 466

- Height Overall : 13"
- Lantern Size : 6" x 10 1/2"
- Backplate : 4 1/2" x 6"
- Wall to Center : 5"
- Cylinder Size : 4" x 4"

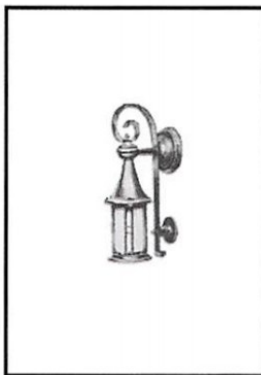
Available with the below brackets:



OD-Bracket  
Backplate 6"  
Wall to center 7"

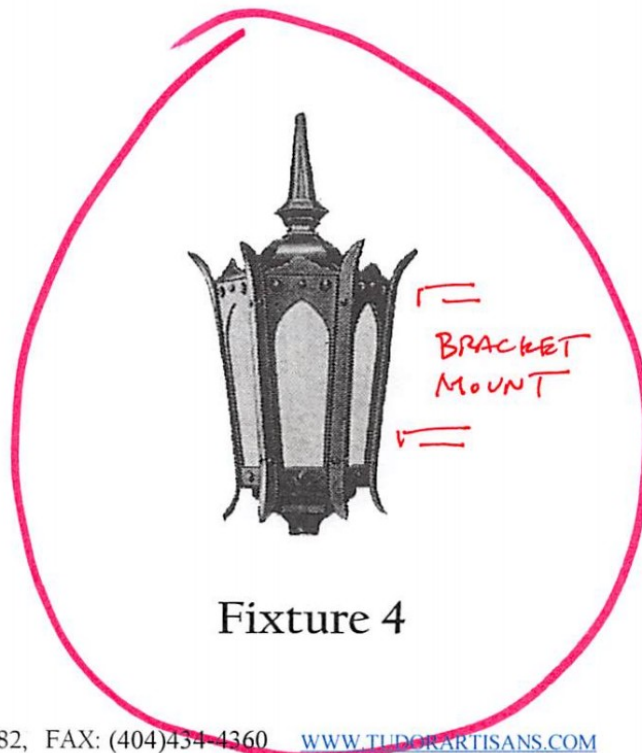


ND-Bracket Dimensions:  
Backplate 4 1/4" x 6 3/4"  
Wall to center 7 1/2"



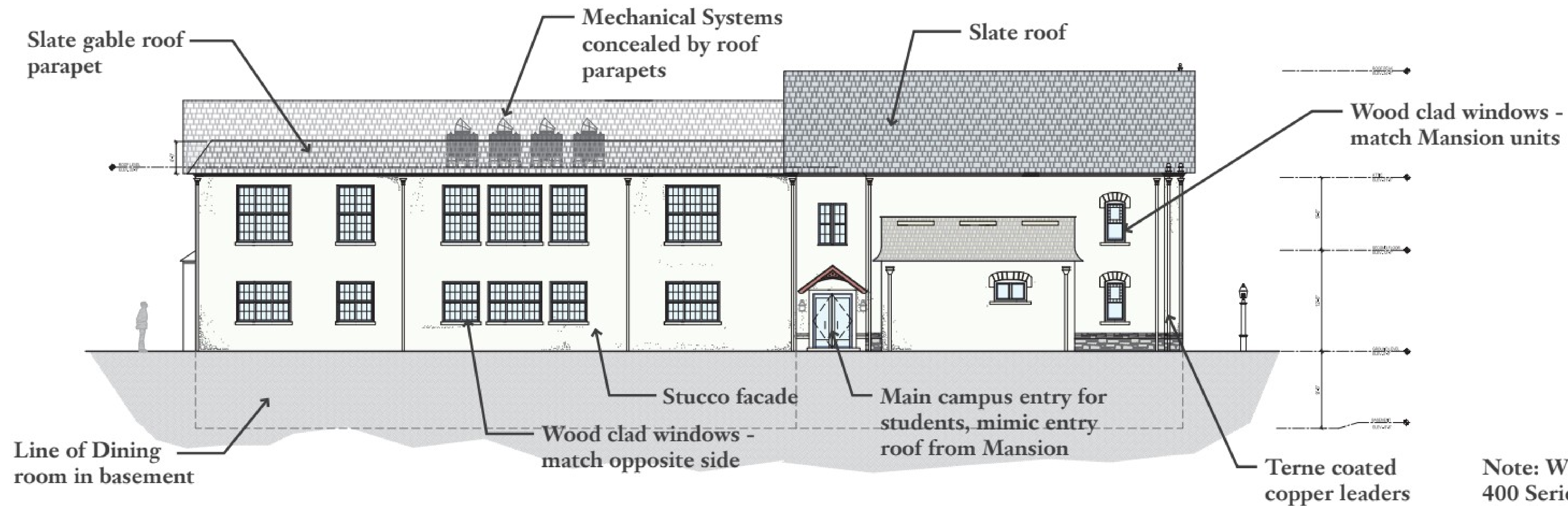
Bracket Lantern No. S-465

- Height Overall : 19 1/2"
- Lantern Size : 6" x 12"
- Backplate : 6" x 3 1/2"
- Wall to Center : 6 1/4"
- Cylinder Size : 4" x 6"



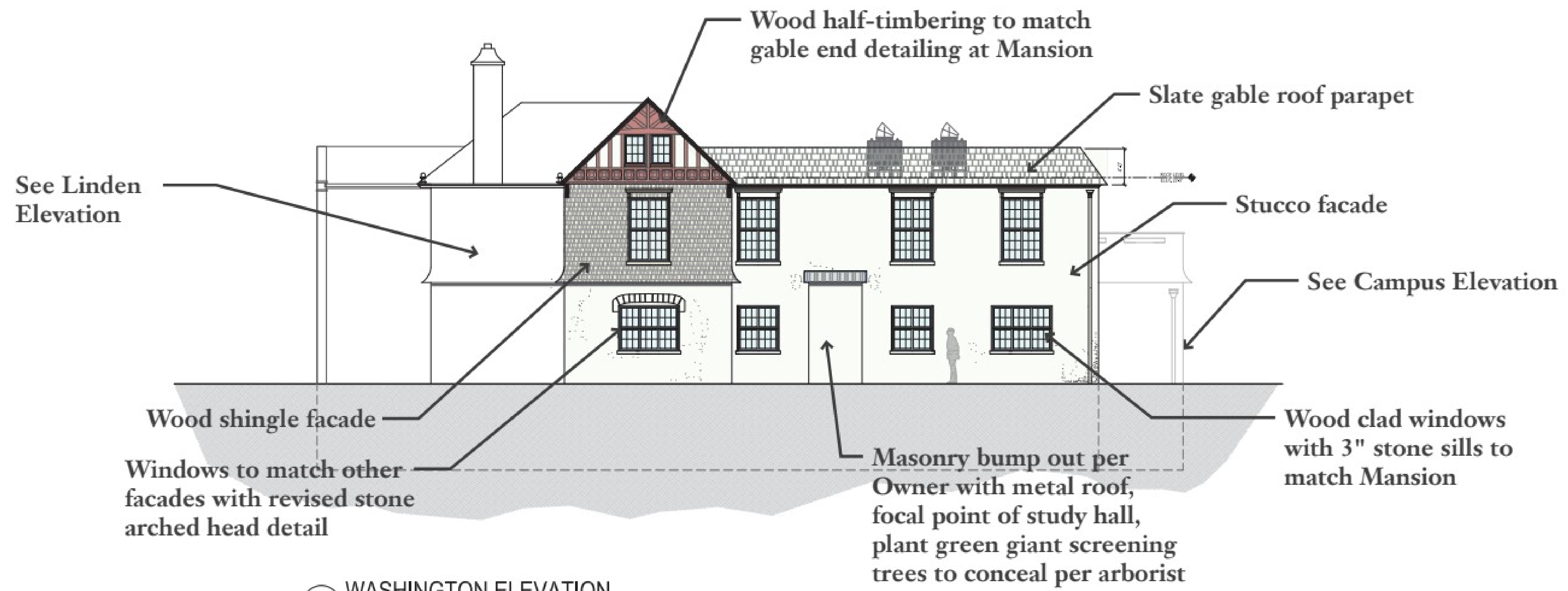
Fixture 4





1 CAMPUS ELEVATION  
SCALE: 1/8" = 1'-0"

Note: Windows to be Andersen 400 Series Woodwright Series double-hung, Full divided lite with oil rubbed broze hardware, see attached cut sheets, typ.



2 WASHINGTON ELEVATION  
SCALE: 1/8" = 1'-0"

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