

**HISTORIC PRESERVATION COMMISSION MINUTES
REGULAR MEETING APRIL 14, 2009**

Present

Mark Sharp
CB Bowman
Laly Espinoza

Absent

Bob Hitchcock
Curt Climes

Also present Attorney Deborah Bracaglia and Stephanie Sherwood.

Call to order at 7:40pm. Compliance statement was read followed by roll call.

Vice Chairman Sharp introduced Stephanie to members of the Historic Preservation Commission and moved to appoint her as the Secretary. All members present were in favor and Stephanie was appointed as Secretary.

COA 01-04-14-2009, 45 Willow Avenue, Applicant, Kevin Polly was sworn in. He stated that he would like to replace the porch and lesser roofs, as well as replace the flat roof in the rear of house porch roof. Members asked questions regarding existing materials.

No questions from the audience.

Mrs. Kuga made a motion to approve the application using in kind materials for all repairs, seconded by Vice Chairman Sharp.

~~Ms. Bowman moved to amend the motion to include the gutters on the house to be replaced or repaired in kind, if necessary.~~

Roll Call

Those in favor: Members Kuga, Sharp and Bowman

Those opposed: None

Application approved.

Mr. Polly was informed that a Certificate of Appropriateness would be typed up and ready within 7-10 business days.

The Grove Street sidewalk remediation was addressed; Vice Chairman Sharp informed everyone that there will be a second Special Meeting held April 28th at the Vermeule Mansion at 7pm to continue the discussion.

The work stoppage on the house across from 153 Sycamore Avenue was addressed. The owner started work on the floor of the front porch without obtaining the proper permits, and work was stopped by Jim Rodino on a Saturday afternoon.

There was a discussion of the work being done to the back of the house at 18 Rockview Terrace. It is believed the owner appeared before the Board of Adjustment to discuss the proposed work to the property before he obtained a Certificate of Appropriateness. Members agreed to wait until they had more information before finalizing their discussion.

Ms. Bowman asked about the work stoppage at 33 Rockview Avenue; the owner never obtained a Certificate of Appropriateness before beginning work to the property. Ms. Bowman requested that Vice Chairman Sharp follow-up on this.

Ms. Bowman also asked if any new information was known about the Ramiros family; the family built a barbeque pit in their backyard without obtaining a Certificate of Appropriateness. Mrs. Kuga believed the family may have gone to court and settled the matter; Ms. Bowman requested that Vice Chairman Sharp follow-up on this.

The cell tower at 25 Washington Avenue was discussed and all members agreed that there appeared to be no new information to discuss; Vice Chairman Sharp will follow-up.

Minutes of the February 10th meeting were examined. Ms. Bowman motioned to approve the meeting minutes of February 10th, with corrections, seconded by Mrs. Kuga.

Roll Call

Those in favor: Members Bowman and Kuga

Abstained: Vice Chairman Sharp

Opposed: None

Ms. Bowman asked about the extension for the CLG report; she would like Vice Chairman Sharp to look into this. Ms. Bowman also requested more time to review the Job Description of Secretary to the Historic Preservation Commission.

Motion to adjourn meeting made by Vice Chairman Sharp, seconded by Mrs. Kuga.

All in favor: Meeting adjourned at 8:30pm.

**HISTORIC PRESERVATION COMMISSION MINUTES
REGULAR MEETING MAY 12, 2009**

Present

Absent

Bob Hitchcock
CB Bowman
Mark Sharp
Curt Climes

Laly Kuga

Also present Attorney Deborah Bracaglia and Secretary Stephanie Sherwood.

Call to order at 7:00pm. Compliance statement was read followed by roll call.

COA 01-05-12-2009, 15 Myrtle Avenue, Applicant, Sylvia Meadors as well as her daughter, Joanne Leonard, were sworn in. She stated that she would like to make several minor repairs to the exterior of the house including replacing the screen porch, replacing the lattice under the porch, replacing the framing around the doors and repairing the damage to the garage where squirrels have eaten through it. PSE&G will replace the cracked sidewalk that was damaged when they were drilling in front of the house.

Members asked questions regarding the materials that will be used for all of the repairs.

No questions from the audience.

Ms. Bowman made the motion to approve Application No. 01-05-12-09 for 15 Myrtle Avenue to repair and/or replace all items requested on the list of repairs dated April 23, 2009, except items 4 and 5 should be replaced in-kind. In addition, items 1 and 2 shall be replaced in-kind. Applicant shall require PSE&G to follow rules of Historic District when replacing the broken blue stone slate. Chairman Hitchcock seconded the motion.

Roll Call

Those in favor: Members Bowman, Sharp, Climes, and Hitchcock

Those opposed: None

Application approved.

Ms. Meadors was advised that a Certificate of Appropriateness would be typed up and ready within 7-10 business days.

Frank D'Amore was present to speak about the Grove Street sidewalk remediation. He and Eric Harris determined that 1,694 feet of sidewalk needs to be leveled, a certified tree expert needs to make sure no trees

are damaged during the process, and sidewalk would have to work around several tree stumps in the area of 10 and 17 Rockview Avenue. They feel the homeowners should be responsible to pay for the pieces of sidewalk that are too badly damaged to be leveled by a contractor. The contractor will have to comply with all ADA regulations. The Grant would need to be specific to the amount necessary to cover the costs of leveling the sidewalk. Mr. D'Amore will attend a future meeting to continue discussions with the Commission. Chairman Hitchcock will try to talk to Dave Hollod about the sidewalk project done in Somerville while Dave was their Mayor.

Minutes of the April 14th meeting were examined. Ms. Bowman motioned to approve the meeting minutes of April 14, 2009 as presented, seconded by Vice Chairman Sharp.

Roll Call

Those in favor: All present

Those opposed: None

Abstained: Chairman Hitchcock and Mr. Climes

Motion to adjourn meeting made by Ms. Bowman, seconded by Mr. Climes.

All in favor: Meeting adjourned at 7:49pm.

**HISTORIC PRESERVATION COMMISSION MINUTES
REGULAR MEETING AUGUST 11, 2009**

Present

Absent

Bob Hitchcock
CB Bowman, arrived at 7:10
Laly Espinoza Kuga
Curt Climes, arrived at 7:10
Scott Lamperti

Mark Sharp

Also present Attorney Deborah Bracaglia and Secretary Stephanie Sherwood.

Call to order at 7:06pm. Compliance statement was read followed by roll call.

COA 01-08-11-09, 64-66 Washington Avenue. Applicant, Steven Eleftheriou, was sworn in. He explained that he had demolished the garage after the roof collapsed in January. He would now like to install an asphalt shingle roof on the garage; install wooden doors on the garage; re-pave the driveway, as well as add concrete paver stones on the apron of the driveway; reset the circular slate walkway and replace the broken sidewalks; re-direct down spouts to underground pop-up reliefs, as well as replace the downspouts with copper; replace existing front door canopy; repair/replace existing side and rear stairs.

Members asked questions regarding the materials that will be used for all of the repairs. After a lengthy discussion, Mr. Eleftheriou requested the other applicants submit their applications so that he could retrieve his personal computer to show the Commission pictures of his house and further explain the repairs he would like to make.

COA 02-08-11-09, 110 Grove Street. Applicants, Jose and Manuela Jimenez, were sworn in. Mr. Jimenez stated that he would like to replace the existing shingle roofing with Timberline 30 year shingle roofing; replace the stairs on the outside of the house which lead to the second and third floors.

Members asked questions about the materials which will be used for the repairs. No questions from the audience.

Mr. Hitchcock motioned to approve application 02-08-11-09 for 110 Grove Street as presented by Jose and Manuela Jimenez. Replace existing asphalt roof, include replacement of gutters, molding, and leaders. Remove and replace existing stairs on side of the house which

lead from ground to second and third floors with in-kind materials. Remove and replace front steps with in-kind materials, include removal of iron railings and replace with in-kind wooden railings and spindles.

Seconded by Ms. Kuga with Roll Call as follows:

Ayes: Bowman, Lamperti, Climes, Kuga, Hitchcock
Application approved 5-0.

Mr. and Mrs. Jimenez were advised the Certificate of Appropriateness would be ready within 7-10 business days.

COA 03-08-11-09, 159 Sycamore Avenue. Applicants, Neal and Stefanie Marky, were sworn in. They explained that they would like to replace/install a backyard fence; repair/replace in-kind any damages/holes created by the elements and/or animals to the soffit/side of the house and detached garage; install a gate on the front porch; repair bottom step of front porch; install fascia board to front panel of second floor walk-out deck; repair bottom left side of Bilco door.

Members asked several questions about the repairs and the materials which would be used for those repairs. No questions from the audience.

Ms. Bowman motioned to approve application 03-08-11-09 for 159 Sycamore Avenue as presented by Neal and Stefanie Marky. Fence in the backyard is beyond the set-back line; therefore, HPC has no jurisdiction. Repair/replace in-kind holes or damage in shingles, soffits, brackets, corbels and fascia which have been damaged due to elements and/or animals. Install a fascia board under railing of the 2nd floor deck in the back of the house. Repair/replace damage to cement for risers, secure railings and install a removable baby gate at the top of steps with spiral spindles to reflect existing spindles using design and construction on the porch. Repair/replace in-kind damage to Bilco wooden basement door due to animals and elements. Repair/replace in-kind damage to the garage resulting from insects, animals and elements.

Seconded by Mr. Hitchcock with Roll Call as follows:

Ayes: Kuga, Climes, Lamperti, Hitchcock, Bowman
Application approved 5-0.

COA 01-08-11-09, 64-66 Washington Avenue. Mr. Eleftheriou re-appeared before the Commission to show live pictures of his house via his computer. Members asked questions about the repairs and offered their opinions on the materials to be used.

Public comments and questions:

Frank D'Amore, 40 Willow Avenue, North Plainfield, questioned if and when permits were obtained for the work done on Mr. Eleftheriou's garage. It was determined that Mr. Eleftheriou did obtain Construction Permits for the work on the garage; however, he did not obtain a Certificate of Appropriateness.

Eric Harris, 44 Myrtle Avenue, North Plainfield, questioned how much the structure of the garage has been altered due to the re-build after the roof collapse. Mr. Eleftheriou stated that there was no change to the foundation of the garage; however, due to cracks in the walls after the roof collapse, it was necessary to re-build the entire garage. Mr. Harris also questioned if Mr. Eleftheriou applied for a Certificate of Appropriateness in 2008 to repair the roof or re-build the garage? Mr. Eleftheriou explained that in 2008 he only needed to repair the roof to the garage; however, after the roof collapsed in 2009, it became necessary to rebuild the entire garage from ground level up.

Ms. Bowman then questioned when Mr. Eleftheriou received approval to do the work on the garage. Mr. Eleftheriou explained that he applied for permits to reconstruct the entire garage, but due to a misunderstanding on his part, had only been approved for the electrical work when he began the re-build of the garage. Mr. Eleftheriou further explained that Mr. Kapp stopped the work when it was discovered he did not have the proper permits. Mr. Kapp advised him that the work to the garage was satisfactory, but he needed to obtain the proper permits before he could complete the project.

Mr. Hitchcock made the motion to approve Application No. 01-08-11-09 for 64-66 Washington Avenue as presented by Steven Eleftheriou.

Accept proposed garage doors with the addition of a black line down the center to indicate where that style door would open and close. Install asphalt shingle roof on garage to match the main house, include soffits, fascia, and corbels on a scaled down version to match the house. Repair/replace existing asphalt driveway with concrete paver stones on the apron. Reset the circular slate walkway and replace all other sidewalks on property with matching slate. Re-direct down spouts to underground pop-up reliefs away from the building and replace downspouts with copper to match existing downspouts. Replace existing front door canopy with down-sized canopy matching the design materials of existing house gables. Repair/replace existing side and rear stairs with lime stone treads to match existing front stairs and provide iron ornamental railings and risers to match stucco of existing house stucco. Note - It is the opinion of the Historic Preservation Commission to not install the water meter wells in front of the property.

Seconded by Ms. Bowman with Roll Call as follows:

Ayes: Kuga, Climes, Lamperti, Bowman, and Hitchcock
Application approved 5-0.

Mr. Eleftheriou was advised that a Certificate of Appropriateness would be typed up and ready within 7-10 business days.

Frank D'Amore and Eric Harris discussed the Grove Street sidewalk remediation. Mr. D'Amore attempted to contact 7 different contractors, but was only successful in contacting 3 of them. He presented the three different estimates from those 3 contractors for the sidewalk remediation. The 3 estimates varied significantly and after a lengthy discussion, it was decided that Mr. D'Amore would contact 2 contractors from North Plainfield. After obtaining those estimates, he will attend the next meeting to discuss his findings.

Mr. Climes requested to leave at 10:15 pm and was excused by Chairman Hitchcock.

Minutes of the May 12^h meeting were examined. Mr. Hitchcock motioned to approve the meeting minutes of May 12, 2009 as presented, seconded by Ms. Bowman.

Roll Call

Those in favor: Bowman, Hitchcock

Abstained: Kuga, Lamperti

Motion to adjourn meeting made by Mr. Hitchcock, seconded by Ms. Bowman.

All in favor: Meeting adjourned at 10:21 pm.

**HISTORIC PRESERVATION COMMISSION MINUTES
REGULAR MEETING SEPTEMBER 15, 2009**

Present

Bob Hitchcock
CB Bowman
Laly Espinoza Kuga
Scott Lamperti

Absent

Mark Sharp
Curt Climes

Also present Attorney Deborah Bracaglia.

Call to order at 7:06pm. Compliance statement was read followed by roll call.

COA 01-09-15-09, 19C Washington Avenue. Applicant, Rashonda Tinsley, was sworn in. She explained that she would like to replace existing asphalt roof with the same.

Members asked questions regarding the type of shingles which will be used to replace the existing roof. There were no questions from the audience.

Ms. Bowman motioned to approve application 01-09-15-09 for 19C Washington Avenue as presented by Rashonda Tinsley. Replace existing asphalt roof in kind as long as materials and workmanship are consistent with neighboring applicants which have come before the NPHPC in 2008/9.

Seconded by Mrs. Kuga with Roll Call as follows:

Ayes: Lamperti, Kuga, Hitchcock, and Bowman
Application approved.

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

COA 02-09-15-09, 25 Washington Avenue. Applicants, Alexis Godat, Architectural Historian, 845-313-1217, Danielle Penesso, Sheri Lamphere, and Ed Gomez were all sworn in.

Applicants made presentation to add 6 antennas on roof of 25 Washington Avenue. Each antenna would be 7 feet high. There would be an RF transparent styrofoam screen so that people on Grove Street would not see antennas. The foam wall would simulate the brick on 25

Washington. We were informed that the North Plainfield Board of Adjustment already gave approval for this work.
No questions from the audience for this work from neighbors within 200 feet.

The Historic Preservation Commission called an executive session to discuss what had transpired. After coming out of session at 8:20 p.m., the attorney stated that we would need to review the Board of Adjustment resolution approving the work.

Applicant agreed to an additional 45 day extension and the application will be put on the Agenda for the next Historic Preservation Commission meeting on October 6, 2009. There were no questions from the audience.

Frank D'Amore and Eric Hartz were present to continue the Grove Street sidewalk remediation discussion. The two new estimates for the work were reviewed and it was agreed that Mr. D'Amore will draft a letter over Historic Preservation Commission signature to the NJDOT requesting remediation amount of \$80,000. Once the letter has been drafted, it will be provided to Mr. Hitchcock to be shared with the other members of the Historic Preservation Commission. Once Washington Park and Historic Preservation Commission are in agreement with the contents of the letter, it will be forwarded to Administration to be discussed at a Council agenda session.

Minutes of the August 11th meeting were examined. Mr. Hitchcock motioned to approve the meeting minutes of August 11, 2009 as presented, seconded by Mrs. Kuga and on Roll Call carried all four voting aye.

Motion to adjourn by Mr. Hitchcock, seconded by Ms. Bowman.
All in favor: Meeting adjourned at 8:50 pm.