

**HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING JULY 23, 2019**

**ROLL CALL**

Katherine Miller, Chair  
Wendy Schaefer (absent – excused)  
Laly Espinoza Kuga (7:06 p.m.)  
Scott Lamperti  
Janice Allen  
Steve McIntyre, Alternate No. 1  
Sherlock Bender, Alternate 2 (absent – excused)

Also present:

Dominic DiYanni, Esq., Associate Borough Attorney  
Stephanie Sherwood, Recording Secretary

Call to order at 7:01 pm. Ms. Miller read the Compliance Statement.

**NEW APPLICATIONS**

**COA 01-07-23-2019, 84 Park Place.** Danilo Perez was sworn in. Mr. Perez explained that the deteriorated wood stockade fence had been removed and a six foot vinyl fence was installed without a fence permit. He was advised he would need to obtain a certificate of appropriateness before the fence permit may be issued.

Katherine Flores, 129 Grove Street, North Plainfield, shared her concerns with the fence placement, noting that it may have encroached upon her property. Ms. Miller explained that the Zoning Officer would review the property survey to ensure that the fence was not on her property.

Ms. Miller made the following motion on Application 01-07-23-2019 for 84 Park Place as presented by Danilo Perez.

**Work which has already been done at 84 Park Place:**

**We do approve:**

- Removal of a deteriorated wood stockade fence
- Installation of a six foot vinyl fence

**Work to be done at 84 Park Place:**

**We do approve:**

- Applicant shall remove the fence panels which currently sit in front of the set back line
- Fence permit will dictate where the fence sections will sit. If they need to be moved, applicant shall move the fence sections to comply with the fence permit guidelines

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

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

**COA 02-07-23-2019, 26 Willow Avenue.** Carol Morales and Angel Gutierrez were sworn in. Ms. Morales explained that the previous owners had torn down the garage and she was responsible for building a new one. Ms. Miller explained that the outcome of a recent legal matter led to concerns about their ability to vote on the application. Mr. DiYanni advised of the need to confirm that a garage must be built.

There were no questions from the audience.

Ms. Miller made a motion to carry COA Application 02-07-23-2019 to the next regularly scheduled meeting. Seconded by Mr. McIntyre and on Roll Call carried all five voting aye.

**COA 03-07-23-2019, 30 Washington Avenue.** Jose Giovanni Tobon was sworn in. Mr. Tobon explained that the slate roof was severely compromised and leaking in several spots. He confirmed that the roof had been repaired numerous times. Mr. Lamperti assured that the problem areas could be repaired again to stretch the life of the roof. Mr. McIntyre explained that repairing or replacing the flashing by the chimney would alleviate some of the water making its way into the house. Ms. Kuga explained to the applicant that Commission members would not authorize the replacement of a slate roof with asphalt shingles. Mr. Tobon inquired after the use of synthetic slate as a means to save money. The Commission members agreed to allow it, stressing that the life of synthetic slate had yet to be determined.

There were no questions from the audience.

Mr. McIntyre made the following motion on Application 03-07-23-2019 for 30 Washington Avenue as presented by Jose Giovanni Tobon:

**Work to be done at 30 Washington Avenue:**

**We do not approve:**

- Removal of existing slate roof and installation of an asphalt shingled roof

**We do approve:**

- Repairing or replacing the existing slate roof with slate to match the design and pattern of original existing roof **OR** replacing the existing slate roof with an imitation slate which would have the look and appearance of slate and would match the design and pattern of existing slate roof. **Applicant must provide a sample of the imitation slate tiles for HPC approval BEFORE installation**
- Replacing the existing flat rubber roofs in kind
- Repairing and/or replacing the metal flashing, Yankee gutters, soffits and decorative molding in kind to match existing
- Replacing the existing windows in the rear of the house

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

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

**APPROVAL OF MEETING MINUTES**

Regular Meeting of June 25, 2019: All in favor.

Motion to adjourn by Ms. Miller, seconded by Ms. Kuga and on voice vote carried unanimously.

Meeting adjourned at 8:40 pm.