

**HISTORIC PRESERVATION COMMISSION
REGULAR (virtual) MEETING FEBRUARY 23, 2021**

ROLL CALL

Janice Allen
Sherlock Bender (absent)
Stephen Harlan
Laly Espinoza Kuga (absent)
Scott Lamperti
Steve McIntyre
Katherine Miller, Chair
Peter Beckman, Alt. No. 1 (8:03 pm)

Also present:

Phil George, Esq., Associate Borough Attorney
Stephanie Sherwood, Recording Secretary

Call to order at 7:02 pm. Ms. Sherwood read the Compliance Statement.

APPLICATIONS

COA 01-12-02-2020, 96 Mercer Avenue. Carlos Alarcon, 51 Windsor Street, Kearny, NJ, was sworn in to present his application. Ms. Miller reported that after a review of the application at the previous meeting, the commission asked that Mr. Alarcon appear for explanation of the unauthorized work done at the property. Mr. Alarcon explained that he had installed a concrete slab to be used as a sidewalk on the Rockview Avenue side of the property near the driveway. A concrete patterned sidewalk was installed along portions of Rockview Avenue and Mercer Avenue. Discussion ensued.

Ms. Miller advised that the roof repair section of COA Application 01-12-02-2020 would be carried to the next meeting contingent upon the receipt of photos of the repairs.

Ms. Miller made the following motion for COA 01-12-02-2020 for 96 Mercer Avenue as presented by Mr. Alarcon.

Work which has already been done at 96 Mercer Avenue:

We do not approve:

- The unauthorized/unapproved installation of approximately ten feet of concrete slab near the driveway on the Rockview Avenue side of the property.
- The unauthorized/unapproved installation of concrete in between the broken bluestone sidewalk along Rockview Avenue and Mercer Avenue.

We do approve:

- Removal of the items listed above which were installed without authorization from the HPC.
- Obtaining bluestone sidewalk (at no cost) from the Borough supply and using same to rehabilitate the sidewalk along both Rockview Avenue and Mercer Avenue.

Seconded by Ms. Allen 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 01-02-23-2021, 104 Sycamore Avenue. Donald and Julia Starcke were sworn in to present their application. They advised that the previous garage had been condemned by the Construction Official and subsequently demolished. Although they do not intend to rebuild, they explained that they would level the depression in the footprint of the former garage and surface it with gravel. They hoped to access the Borough supply of bluestone sidewalk material to rehabilitate their sidewalk. COA 01-09-24-2019 authorized the installation of a gravel driveway up to the former footprint of the garage and they would like to install gravel up to and including the footprints of the former driveway and garage. No changes would be made to the driveway apron.

Ms. Miller inquired after the driveway apron, specifically when they planned to do the work. Mr. Starcke indicated it would be done after the driveway and sidewalk repairs. Ms. Miller stressed that a single width apron approximately nine to twelve feet wide with a flare out of one and a half feet on either side would be appropriate. Ms. Miller explained that the Commission expected the applicants to rebuild the garage. Mr. Starcke recalled that their proposed plan for a new garage had been denied and now they opted not to build.

Frank D'Amore, 40 Willow Avenue, shared his displeasure with the applicants not rebuilding the garage.

Mr. McIntyre favored researching the legalities of a demolished structure and if a rebuild would be required. Mr. George interjected that the application or portions of it may be carried to the next meeting.

Ms. Miller made a motion to carry the application to either the next regularly scheduled meeting or to a special meeting to be announced. Seconded by Mr. McIntyre and on Roll Call carried all five voting aye.

Mr. George administered the Oath of Office to Mr. Beckman.

NEW BUSINESS

1. Appointment of Architectural Review Committee members. Ms. Miller appointed Mr. McIntyre and Ms. Allen to serve with her on the Architectural Review Committee.

2. Discussion of the Historic District Design Guidelines Outline. Ms. Miller presented the outline and discussion ensued. Ms. Allen noted that she found several typographical errors. The commission did not favor the color scheme and felt it lacked a professional look.

PUBLIC COMMENT: None.

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

Meeting adjourned at 8:59 pm.