

**HISTORIC PRESERVATION COMMISSION
REGULAR (virtual) MEETING APRIL 27, 2021**

ROLL CALL

Janice Allen
Sherlock Bender (absent)
Stephen Harlan (7:35 pm)
Laly Espinoza Kuga (absent – excused)
Scott Lamperti (absent – excused)
Steve McIntyre, Vice Chair
Katherine Miller, Chair
Peter Beckman, Alt. No. 1

Also present:

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

Call to order at 7:10 pm. Ms. Sherwood read the Compliance Statement.

APPLICATIONS

COA 01-03-23-2021, 22 Prospect Place. Fredy Maita was not present. Ms. Sherwood reported that the applicant was advised via email on March 26, 2021 of the Architectural Review Committee’s findings, specifically that the application was incomplete and would need to be resubmitted listing all exterior work done on the house. To date, no new application has been submitted. Ms. Miller asked that the application be carried to the next meeting.

COA 01-03-29-2021, 59 Mercer Avenue. Gyna Perez was not present. Ms. Miller reported that solar panels had been installed on the front portion of the roof and would need to be removed. She noted that the panels along the edge of the roof line on the driveway side of the house may be visible from the street. After the applicant submits revised plans to correct this, the application will be reviewed by the Architectural Review Committee.

PUBLIC COMMENT:

Donald and Julia Starcke, 104 Sycamore Avenue, North Plainfield, were present to discuss COA application 01-02-23-2021. Ms. Miller explained that the original application sought authorization to restore the existing driveway footprint, including the area where the condemned and demolished garage formerly stood, with gravel. In an effort to find a suitable compromise, Ms. Miller and Mr. McIntyre drafted several proposed parking plans. This initiated several discussions with the applicants regarding the various proposals. The Commission required a single width driveway and preferred that the parking spaces be

somewhat hidden behind a fence or landscaping, while the Starckes favored a double width driveway.

Ms. Miller explained that four different parking plans had been offered to the Starckes. When no compromise could be made, she indicated that she would be willing to approve the original plan to gravel over the existing driveway footprint and the footprint of the former garage as they remain at a stand-still. The Starckes requested approval for a double width driveway. Mr. McIntyre interjected that a single width driveway is typically eight (8) to eleven (11) feet wide and theirs is already fifteen (15) feet wide. Ms. Miller noted that the Zoning Officer would require a driveway apron and with a new parking ordinance in effect, there may be other requirements to consider. The Starckes requested time to consider their options and the Commission granted same.

Frank D'Amore, 40 Willow Avenue, North Plainfield, shared his displeasure with the deterioration of 120 Sycamore Avenue. Had the Borough utilized the Vacant Property Ordinance, it could be repaired and a lien placed on the property. Ms. Miller indicated that Mr. Capobianco is currently dealing with the violations at 120 Sycamore Avenue.

NEW BUSINESS

1. Discussion of the Historic District Design Guidelines Outline. Ms. Miller announced that a conference call would be held for discussion the following day. Mr. D'Amore voiced his support of the document.

APPROVAL OF MEETING MINUTES

Minutes of the Regular Meeting of December 15, 2020:

Aye: Allen, McIntyre, Miller

Abstain: Bender, Harlan, Beckman

Minutes carried 3-0-3.

Minutes of the Regular Meeting of January 26, 2021:

Aye: Allen, Bender, Harlan, McIntyre, Miller

Abstain: Beckman

Minutes carried 5-0-1.

Minutes of the Regular Meeting of February 23, 2021:

Aye: Allen, Beckman, Harlan, McIntyre, Miller

Abstain: Bender

Minutes carried 5-0-1.

Minutes of the Regular Meeting of March 30, 2021:

Aye: Allen, Beckman, McIntyre

Abstain: Bender, Harlan, Miller

Minutes carried 3-0-3.

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

Meeting adjourned at 8:28 pm.