

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

ROLL CALL

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

Also present:

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

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

APPROVAL OF MEETING MINUTES

Minutes of the Regular Meeting of April 27, 2021:

Aye: Allen, Harlan, McIntyre, Miller
Abstain: Lamperti

Minutes carried 4-0-1.

APPLICATIONS

COA 01-06-22-2021, 112 Linden Avenue. Rabbi Yochanan Cohen, Director of the Yeshiva Tiferes Boruch, was present. Ms. Miller voiced her dissatisfaction with the proposed twenty-foot height of the building as well as its modern look. The Board of Adjustment variance would prohibit the removal of any buildings on the property, including the shed. Mr. Ross explained that the brick would be similar in style and color to that of the mansion in an effort to make the building look historic. Addressing Ms. Miller’s concerns about the size of the building, Rabbi Cohen explained that approximately one hundred students and twenty staff members would utilize it as a dining room and study hall. Ms. Miller proposed windows with a more historic look similar to the mansion windows. Mr. Lamperti suggested adding gables to the roof. Rabbi Cohen agreed to make revisions to the plans and resubmit.

COA 01-07-09-2021, 112 Linden Avenue. Rabbi Yochanan Cohen, Director of the Yeshiva Tiferes Boruch, was present. The Rabbi explained that Homeland Security guidelines called for the enclosure of the property with a six-foot fence for security purposes. Ms. Miller advised that a variance would be required for a six-foot fence in the front of the property. Stressing that the existing rock wall may not be removed or altered in any way, she noted that arched gates would be appropriate. The commission favored the removal of the existing chain link fence and the installation of a wrought iron fence around the entire property.

PUBLIC COMMENT:

Frank D'Amore, 40 Willow Avenue, North Plainfield, inquired after recommendations from Homeland Security as to the gauge of metal fencing. Rabbi Cohen confirmed that they would require a certain level of strength of fencing.

Ms. Miller made the following motion for COA 01-07-09-2021 for 112 Linden Avenue as presented by Rabbi Cohen.

We approve the following at 112 Linden Avenue:

Installation of heavy gauge black aluminum wrought iron style or true wrought iron fence. Fence to be installed from the corner of Rockview and Sycamore Avenues and continue along Rockview Avenue, Washington Avenue, and Linden Avenue to the corner of Linden and Sycamore Avenues. Inward opening double gates shall have a 1 foot arch and will be installed at 3 entrances; Rockview, Rockview and Washington corner and Washington Avenue entrances. The fence will extend to a maximum of 6 feet above the stone wall and be installed behind the stone wall. The fence will arch up and over the corner at Washington and Linden to maintain the 6 foot coverage above the stone wall. The stone wall around the entire property shall be repaired with stone where necessary and no part of it will be removed, altered or damaged in any way. The HPC will be notified before any trees or shrubs are removed. No work will commence before a detailed rendering is approved by the HPC and a variance is approved by the Board of Adjustment.

Seconded by Mr. McIntyre 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 01-06-29-2021, 175A Sycamore Avenue. Ariel and Migdalia Espinal were not present. Ms. Miller explained that they installed a vinyl fence around their backyard without HPC approval or a zoning permit. The commission members agreed the fence was not appropriate and would have to be replaced with something more appropriate for the district.

Mr. McIntyre made the following motion for COA 01-06-29-2021 for 175A Sycamore Avenue.

We approve the following at 175A Sycamore Avenue:

We approve:

Vinyl fence in the rear of the yard and the side of the yard at 175B.

We do not approve:

The vinyl fence installed at the front of the house facing Sycamore or the side yard facing 171 Sycamore. This fence shall be replaced with a pointed picket fence. A fence permit is required. Please note that approval of this fence by the HPC does not guarantee approval by the Zoning Office.

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

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

Meeting adjourned at 9:15 pm.