

**HISTORIC PRESERVATION COMMISSION MINUTES
REGULAR MEETING APRIL 12, 2011**

ROLL CALL:

Present

Absent

Robert Hitchcock, Chairman
Mark Sharp, Vice Chairman
Curt Climes, Alternate 1
Scott Lamperti, Alternate 2

CB Bowman (excused)
Laly Espinoza Kuga (excused)
David Danois (excused)

Also present Attorney Deborah Bracaglia and recording secretary Stephanie Sherwood.

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

NEW BUSINESS

Mr. Hitchcock explained that the Commission needs to elect new officers for 2011. Mr. Sharp nominated Mr. Hitchcock for Chairman for calendar year 2011. Motion was seconded by Mr. Climes and carried all four voting aye.

Mr. Lamperti nominated Mr. Sharp for Vice Chairman for calendar year 2011. Motion was seconded by Mr. Hitchcock and carried all four voting aye.

Mr. Hitchcock reported that he received a letter from Richard Grubb & Associates, Inc. regarding the installation of a cell tower on the Homeowner's Heaven property. Members discussed the impact of the tower on the aesthetics of the Washington Park Historic District. As the site for the tower is on Route 22 and approximately a mile from the border of the Historic District, the Historic Preservation Commission concurred with the project.

NEW APPLICATIONS

COA 01-04-12-2011, 5 Grove Street. Richard Margolis was sworn in. He explained that he obtained an emergency approval to replace the roof as it had been leaking severely; asphalt shingles were replaced in-kind. He would now like to replace the worn wood garage doors with steel doors of the same color. The worn wooden entry doors will be replaced with self-closing, self-locking steel doors.

There were no questions from the audience regarding the proposed work at 5 Grove Street.

Vice Chairman Sharp made a motion to approve Application No. 01-04-12-2011 for 5 Grove Street as presented by Mr. Margolis for the after-the-fact replacement in-kind of the roof; approve the installation of 9 new steel front entry doors and the replacement of the garage doors with new steel doors.

Seconded by Mr. Lamperti and on Roll Call carried all four voting aye.

Chairman Hitchcock advised Mr. Margolis that the Certificate of Appropriateness would be ready within 7-10 business days.

COA 02-04-12-2011, 94 Mercer Avenue. Michael LaFalce was sworn in. He explained that he needs to replace/repair the front porch foundation. Any lower roof or decking of the porch which needs replacing/repairing will be replaced/repared in-kind with the same materials, if possible.

There were no questions from the audience regarding the proposed work at 94 Mercer Avenue.

Chairman Hitchcock made a motion to approve Application No. 02-04-12-2011 for 94 Mercer Avenue as presented by Mr. LaFalce; with regards to the porch roof, to replace in-kind the rubber membrane of the front porch and side roof, including any and all structural members such as 2 by 4's or moldings; with regards to the porch columns, replace in-kind the wood columns going from the roof down to the decking and also replace in-kind any wood railings and balusters; replace in-kind any upper roof slate; the lattice work and front porch components will be replaced in-kind; sub-structures shall be reconstructed to meet code and replaced in-kind with any and all supporting timbers.

Seconded by Mr. Lamperti and on Roll Call carried all four voting aye.

Chairman Hitchcock advised Mr. LaFalce that the Certificate of Appropriateness would be ready within 7-10 business days.

COA 03-04-12-2011, 95 Mercer Avenue. Lisa Wang was sworn in. She explained that the roof was leaking severely and needed to be replaced immediately. She plans to remove the existing asphalt shingles, replace any rotted wood and install new asphalt shingles. She would like to replace the current windows with energy

saving windows of the same size and style as the existing ones. She would like new "K" style aluminum gutters with downspouts to be installed.

Mr. Frank D'Amore Sr., 40 Willow Avenue, North Plainfield stepped forward to comment on the proposed work. Mr. D'Amore commented that the slate roof on the tower should be replaced in-kind and not replaced with asphalt shingles. He recommended the flat roof membrane not be replaced with asphalt. The yankee gutters should be repaired and not removed. He suggested turning the balusters so that they all match. He advised against the removal of the wooden windows and installation of new aluminum windows. He stressed the importance of keeping this house as historic as possible.

Chairman Hitchcock motioned to approve Application No. 03-04-12-2011 for 95 Mercer Avenue as presented by Ms. Wang, with regards to the tower roof, either repair the existing slate in-kind or replace with imitation slate shingles which have a similar design, include the in-kind replacement of any top cap or corner caps; main roof asphalt shingles to be replaced in-kind; yankee gutters to be replaced in-kind; any siding repairs to be replaced in-kind (cedar to cedar) following the existing design; downspouts to be replaced in-kind, which allows for round downspouts; windows shall either be repaired or replaced with a historically approved double glazed window, the source may be supplied by the Washington Park Association; the porch roof shall be replaced in-kind (removal of existing rubber membrane replaced with rubber membrane); gutters and downspouts shall be replaced with same as existing; the porch ceiling shall be repaired or replaced in-kind; the base plate underneath the existing columns to be replaced in-kind, railings and balusters replaced in-kind, lattice work replaced in-kind with the same design, any porch components repaired/replaced in-kind.

Seconded by Vice Chairman Sharp and on Roll Call carried all four voting aye.

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

OLD BUSINESS

Chairman Hitchcock reported on the house at 40-42 Washington Avenue which had been badly damaged in a fire several years ago. He advised that the owner has had two offers to purchase the house; both potential buyers have visited Borough Hall only to state afterwards that they are no longer interested in

purchasing the house. Mr. Hitchcock stated that in the future, he will make every effort to meet with any potential buyers at Borough Hall.

Chairman Hitchcock announced that Cifelli & Sons were awarded the bid for the Rockview Avenue roadway improvements. A State grant will cover approximately \$200,000 of the approximate \$426,000 project; work will begin in a month or so.

PUBLIC COMMENT

Frank D'Amore, 40 Willow Avenue, North Plainfield, questioned if the Historic Preservation Commission members typically look at the houses that have submitted applications for work to be done. Mr. Hitchcock advised that they often do visit the houses in question, but that it is not required. Mr. D'Amore suggested that perhaps an employee at Borough Hall is informing the potential buyers of the house at 40-42 Washington Avenue that the house may be full of asbestos. He questioned the status of the 2008 and 2009 CLG Reports. Mr. Hitchcock advised him that the 2010 CLG Report has been completed and submitted to the State and that every effort will be made to complete and submit the 2008 and 2009 Reports. Lastly, Mr. D'Amore questioned if the Commission members typically receive his memos regarding violations within the Historic District; Mr. Hitchcock answered in the affirmative. Mr. D'Amore reported that the owner of 6 Willow Avenue has changed the design of the house even after work was stopped; Code Enforcement has to do something.

Minutes of the December 14, 2010 meeting were examined. Mr. Hitchcock motioned to approve the meeting minutes of December 14, 2010, as presented, seconded by Mr. Lamperti with Roll Call as follows:

Ayes: Hitchcock, Lamperti, Sharp

Abstain: Climes

Minutes of the February 8, 2011 meeting were examined. Mr. Hitchcock motioned to approve the meeting minutes of February 8, 2011, as presented, seconded by Mr. Climes with Roll Call as follows:

Ayes: Climes, Hitchcock, Lamperti

Abstain: Sharp

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

Meeting adjourned at 8:57 pm.