

**HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING DECEMBER 18, 2018**

**ROLL CALL**

Katherine Miller, Chair  
Wendy Schaefer  
Laly Espinoza Kuga  
Scott Lamperti  
Janice Allen  
Steve McIntyre, Alternate No. 1 (7:09 pm)  
Sherlock Bender, Alternate 2 (absent – excused)  
Dominic DiYanni, Esq., Associate Borough Attorney

Also present recording secretary Stephanie Sherwood.

Call to order at 7:05 pm. Ms. Miller read the Compliance Statement.

The applicant, Carlos Alarcon was not present when the meeting was called to order. Ms. Miller phoned at 7:08 pm; there was no answer.

**APPROVAL OF MEETING MINUTES**

Regular Meeting of November 27, 2018:

Aye: Lamperti, McIntyre, Schaefer, Miller  
Abstain: Allen, Kuga

Ms. Miller led a discussion on alternatives to slate roofs. Three samples of asphalt shingles meant to be used as slate alternatives were presented. Ms. Schaefer detailed the two types of slate, noting that the life expectancy of Pennsylvania slate is approximately one hundred years while Vermont slate is approximately two hundred and fifty to three hundred years. Voicing his support of allowing for an alternative to slate, Mr. McIntyre noted that the asphalt samples did not resemble slate. Mr. Lamperti reminded that the architectural detail of slate would be lost with asphalt. Mr. D'Amore added that no slate roof would need to be completely replaced at once; it may be done in sections over a period of years which would ease the financial burden.

**NEW APPLICATIONS**

**COA 01-12-18-2018, 96 Mercer Avenue.** Carlos Alarcon, 51 Windsor Street, Kearny, NJ 07032, was sworn in. Mr. Alarcon explained that his contractor had recommended a complete tear off and replacement of the existing Pennsylvania slate roof as it had already been repaired.

Frank D'Amore, 40 Willow Avenue, North Plainfield, encouraged the applicant to contact multiple contractors as the roof may be repaired and/or replaced in sections.

Ms. Schaefer made the following motion on Application 01-12-18-2018 for 96 Mercer Avenue as presented by Carlos Alarcon.

**Work to be done at 96 Mercer Avenue:**

**We do not approve:**

- Replacing the existing slate roof with asphalt shingles

**We do approve:**

- Repairing and/or replacing the existing slate roof including turret roofs with slate to match the design and pattern of original existing Pennsylvania grey slate roof
- Repair and/or replace Yankee gutters, soffits and decorative molding in kind to match original. Any Bargeboard, Corner Boards, Dentil Molding, Soffits, Turret detail must be repaired and/or replaced in kind.

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

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

**NEW BUSINESS**

Ms. Schaefer made a motion to submit a formal request to the Planning Board to incorporate the Washington Park Historic District Intensive Level Survey in the Master Plan. Seconded by Ms. Miller and carried unanimously.

Ms. Miller advised that the owner of 31-33 Myrtle Avenue, William Leary, was told to appear before the Commission to prove that he had complied with the conditions set forth in COA-01-05-22-2018 and COA-01-06-21-2016. Mr. Leary was not present.

Ms. Schaefer made a motion to enforce the provisions of 22-122.30 as it relates to 31-33 Myrtle Avenue with maximum fines provided for and complaints to be issued on a daily basis. Seconded by Mr. Lamperti and on Roll Call carried all six voting aye.

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

Meeting adjourned at 8:08 pm.