

**HISTORIC PRESERVATION COMMISSION
REGULAR (virtual) MEETING JANUARY 26, 2021**

ROLL CALL

Janice Allen
Sherlock Bender
Laly Espinoza Kuga
Scott Lamperti (absent)
Steve McIntyre
Katherine Miller
Stephen Harlan, Alt. No. 1

Also present:

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

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

Mr. DiYanni administered Oaths of Office to Ms. Kuga and Mr. Harlan.

Mr. DiYanni called for nominations for Chair of the Historic Preservation Commission for the year 2021. Ms. Allen nominated Ms. Miller, seconded by Ms. Kuga and on Roll Call carried unanimously. Ms. Miller accepted and assumed the Chair.

Ms. Miller then nominated Mr. McIntyre for Vice Chair for the year 2021, seconded by Ms. Allen and on Roll Call carried unanimously. Mr. McIntyre accepted.

Ms. Miller nominated Ms. Sherwood for recording secretary, seconded by Ms. Kuga and on Roll Call carried unanimously. Ms. Sherwood accepted.

APPLICATIONS

COA 01-01-25-2021, 75 Mercer Avenue. Ms. Miller provided background on the application, explaining that the applicant requested emergency approval for replacement windows on the first and second floor after a minor child developed lead poisoning. The Somerset County Department of Health determined that the elevated levels resulted from lead dust generated from the existing windows. She noted that a lead abatement was performed on the interior of the house in 2018.

Herbert Ali, 714 Drake Avenue, Middlesex, NJ, advised that the house is owned by the Plainfield Center for Islamic Enlightenment, 151 North Avenue, Plainfield, NJ. Acknowledging the need to rectify the matter quickly, Mr. Ali sought permission to use Anderson 400 Series Woodwright windows in the rear and on the sides of the first and second floor of the house. The porch floor and railings would need replacing as well.

Mr. McIntyre made the following motion to approve COA 01-01-25-2021 for 75 Mercer Avenue as presented by Mr. Ali.

Work to be done at 75 Mercer Avenue:

We do approve:

- The existing wood windows on the first and second floors of the front and two sides of the house shall be repaired in kind. Unless otherwise stated herein, any windows that need replacement must be custom made to match the original wood windows and shall remain the same size in terms of proportions, glazing, dimensions and panes as the original windows. Building out or enlarging casings and surrounds or in-filling or otherwise altering frame size or shape or installing stock replacements is not permitted.
- Anderson 400 Series Woodwright windows may be used only in the rear of the house and shall remain the same size as the original windows.
- No windows shall be replaced on the third floor.
- The existing porch flooring including any borders shall be replaced with tongue and groove wood flooring matching the original design.
- The existing porch railings and balusters shall be repaired, scraped and repainted. No parts of any railings or balusters will be removed.

***Please note that approval of the above work is contingent upon the applicant submitting a revised Scope of Work prepared by Dinago Corp.**

Seconded by Ms. Miller 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.

COA 01-12-02-2020, 104 Sycamore Avenue. Ms. Miller explained that no decision had been made after reviewing the application at the last meeting. The applicants would like to pave where the garage once stood. Reporting that the Borough has a supply of

bluestone, Ms. Miller proposed offering it to the applicants to use in place of the plywood sidewalk they installed.

COA 01-12-02-2020, 96 Mercer Avenue. Ms. Miller explained that the applicant used various pieces of bluestone to lay out a patterned sidewalk. Mr. McIntyre expressed his displeasure with the size of the bluestone pieces. Mr. Bender reminded that approval of this patterned sidewalk will set a precedent for future applicants. The Commission decided that the applicant would need to appear at a future meeting to provide explanation of the application.

PUBLIC COMMENT: None.

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

Meeting adjourned at 8:33 pm.