

Landmarks and Historic Preservation Commission
C/O Division of Planning, Zoning and Sustainability
920 Broad Street, Room 112
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Richard Partyka
Chairman

NEWARK LANDMARKS & HISTORIC PRESERVATION COMMISSION REGULAR PUBLIC MEETING

MEETING MINUTES

Regular Public Meeting- Wednesday September 7, 2016
6:19:00- 11:12:55 PM

City of Newark LANDMARKS and HISTORIC PRESERVATION COMMISSION
Location: Room 215 (Council Chambers)

Certification of Publication:

Chairman Richard Partyka certifies publications in the Star-Ledger and the Jersey Journal, the official newspapers of the City of Newark.

Call to Order:

The regular monthly meeting of the City of Newark Landmarks and Historic Preservation Commission was called to order by Chairperson Richard Partyka at 6:19:00 PM

Roll Call: 6:19:18 PM

In attendance were Commissioners: Partyka, Bey, Grossklaus, Robinson, Benavente, & Smith. Commissioner Smith arrived at 6:40 pm and left at 8:55pm

Commissioners: Hartman and Moten were not present.

The meeting was staffed by: Kevlin Taylor, Walford Enniss, and Shawna Ebanks (Consultant-Nishuane Group)

Vote to Nominate New Chairman: 6:21:41PM

Appointment of Chairman: Richard Partyka

Approved:

Motion made by Commissioner: Grossklaus

Second Motion made by Commissioner: Benavente

Ayes: Commissioners: Robinson, Bey, Grossklaus and Benavente,
4 in favor 0-opposed

Vote to adopt Minutes of July 7, 2016:

Adopt:

Motion made by Commissioner: Grossklaus

Second Motion made by Commissioner: Robinson

Ayes: Commissioners: Partyka, Robinson & Grossklaus,

Abstentions: Commissioner: Benavente, Bey

3- In favor 0-Opposed, 2- Abstention

Communications:

None

Report on Enforcement Actions in Historic District:

None

New Business:

a)

Address:	477 Mt. Prospect Avenue
Historic District:	Forest Hill (Block 628)
Application#:	H16-094
Application Date:	06/22/2016
Applicant/Owner:	John S. Paradiso
Description of Work:	Replacing two (2) front entrance doors to updated and modern doors.
Decision:	Withdrawn without prejudice.

b)

Address:	823 Broad Street (AKA 1 Treat Place)
Historic District:	Four Corners (Block 57.04)
Application#:	H16-102
Application Date:	07/19/2016
Applicant:	Drew Vagts
Owner:	823 Broad LLC
Description of Work:	Replacing storefront, removing existing door and window and installing new with aluminum frame in existing brick as per drawings.
Decision:	Approved with conditions
Conditions:	The follow conditions will be met and submitted to the Design Review Committee for final approval: <ul style="list-style-type: none">• Signage: Use sunbrella awning material, the color should be black, lettering should be white and the same font as the rendering submitted to the Commission.• Provide detail drawings labeling all material (i.e. veneer red brick, clear glass, etc.) to be used on the final plan submission.• Provide a lighting plan.• Provide all sample material.• Provide design of storefront gate and location.
Motion By:	R. Grossklaus
Second By	S. Benavente
Vote:	5 in favor 0-opposed

c)

Address:	410 Highland Avenue
Historic District:	Forest Hill
Application#:	H16-105
Application Date:	07/25/2016
Applicant/Owner:	James Wisniewski, Assoc, Principal MGA & D
Description of Work:	An outside back patio 15'x18'. It's a 3' foundation with 2 ½' stand-stone color brick matching the exact exterior of the house; the rear detached garage will also be

	repaired by replacing aging blocks on one side of the structure. The applicant had already started working on the patio and was issued a stop order and his Historic approval was revoked after being told the patio is visible from the Street.
Decision:	Approved with conditions
Conditions:	The following conditions will be met and submitted to the Design Review Committee for final approval: <ul style="list-style-type: none"> • All material and colors should be submitted to design review for final approval. • Provide details of the new gutters. • Provide material for soffit. • Provide a detailed site plan to show the size of the parcel. • Railing: Provide details of railing. (If needed to compile with building code.) • Roof: Provide materials for shingles. Should be Timberline 3D. Provide details about the pitch of the roof. • Columns: Provide stain color.
Motion By:	R. Hartman
Second By:	F. Bey
Vote:	5 in favor 0 opposed

d)

Address:	189-195 Ballantine Parkway
Historic District:	Forest Hill (Block 683)
Application#:	H16-107
Application Date:	07/27/2016
Applicant:	Michael Grace
Owner:	Randolph Grant
Description of Work:	Repairing front masonry porch railings & decorative marble using existing materials, replacing entire roof to match existing, repairing chimney with same materials, replacing attic windows & rebuilding one bay window on the side of the house and soffit repairs.
Decision:	Approved with conditions
Conditions:	The following conditions will be met and submitted to the City staff for final approval: <ul style="list-style-type: none"> • Replace all windows with wood windows. Provide sample for staff approval.
Motion By:	F. Bey
Second By:	A. Smith
Vote:	6 in favor 0-opposed to denied

e)

Address:	25-51 Clifton Avenue
Historic District:	Forest Hill (Block 456)
Application#:	H16-108
Application Date:	08/03/2016
Applicant/Owner:	PF Colonnade Apartments, LLC
Description of Work:	To erect six (6) foot high tubular fencing around portions of the existing building to match the existing six (6) foot high wrought iron fencing, also proposing to place a 60 square foot prefabricated security guard booth in front of the fencing proposed along Clifton Ave frontage, for security reasons and to centralize the entrance of the two existing separate lobbies to the apartment complex.
Decision:	Denied
Motion By:	D. Robinson

Second By:	F. Bey
Vote:	6 in favor 0 Denied

f)

Address:	211-213 Elwood Avenue
Historic District:	Forest Hill (Block 738)
Application#:	H16-112
Application Date:	08/08/2016
Applicant:	Fred Ochoa
Owner:	Idalia Solano
Description of Work:	Proposing to build an open porch in front with enclosed glass porch on Ridge St, new columns & handrails, installing new windows on existing framed openings covered, relocate existing second floor bay window to first floor kitchen on Ridge St side, second floor porch install new windows (Remove bay windows)
Decision:	Approved with conditions
Conditions:	The following conditions will be met and submitted to the City staff for final approval: <ul style="list-style-type: none"> • Replace all windows with wood windows to replicate original windows. Provide sample for Staff approval.
Motion By:	R. Grossklaus
Second By:	S. Benavente
Vote:	6 in favor 0-opposed

g)

Address:	635-677 Broad Street (AKA 70 Halsey Street)
Historic District:	Military Park (Block 51)
Application#:	H16-116
Application Date:	08/11/2016
Applicant:	Ahmed Salem
Owner:	Prudential Newark Realty
Description of Work:	Modifying section of Storefront to provide for Restaurant entry doors.
Decision:	Adjourned to Next Regular meeting; applicant was not present for meeting.

h)

Address:	648 Parker Street
Historic District:	Forest Hill (Block 740)
Application#:	H16-094
Application Date:	08/16/2016
Applicant/Owner:	Juan E Cosme
Description of Work:	Replacing entire roof and siding, repairing front steps and entire front porch, replacing new rails and columns, also replacing new gutters.
Decision:	Approved with conditions
Conditions	The following conditions will be met and submitted to the City staff for final approval: <ul style="list-style-type: none"> • Remove vinyl above the bay windows and replicate the design underneath. • Paint and repair cedar shake shingles. Provide a color sample for staff approval • Roof material should be timberline 3D shingles provide sample and color for staff approval • Replace plywood on the side of the house with a door. Provide door profile for approval. • Replace columns with wood columns that match the original design.

	<ul style="list-style-type: none"> • Replace spindles in the front of the house with design that matches house's architecture style. • Repair porch. If wood on porch is in need of replacing it should be red pine.
Motion By:	R. Grossklaus
Second By:	F. Bey
Vote:	6 in favor 0 opposed

I)

Address:	33 Keer Avenue
Historic District:	Weequahic Park
Application#:	H16-118
Application Date:	08/16/2016
Applicant:	Mingo Home Improvement (Carlo Mingo)
Owner:	Sheila Dismuke
Description of Work:	Installing two new doors to the front and back of the house, enclosing second floor front porch, replacing vinyl siding on entire house, color heritage gray and will finish front of house with stone. Replacing new gutters in front of house.
Decision:	Approved with conditions
Conditions:	<p>The following conditions will be met and submitted to the Design Review Committee for final approval:</p> <ul style="list-style-type: none"> • Applicant should work with Commissioner Robinson to discuss alternative siding changes and present final scope of work before the Design Review Committee for final approval. • Back steps should be a replica of the front steps. • Steps should compile with building code. • Windows: Replace front windows with wood windows. Replace side windows with vinyl.
Motion By:	F. Bey
Second By:	S. Benavente
Vote:	4-0-1 Approved

j)

Address:	1-39 Ruggiero Place
Historic District:	Landmarks (Block 455)
Application#:	H16-120
Application Date:	08/16/2016
Applicant:	Joseph Gonnella
Owner:	St Lucy' s Church
Decision:	Postponed to Next Regular Public Meeting, more information is needed before a decision can be made.
Motion By:	R. Grossklaus
Second By:	S. Benavente
Vote:	5 in favor 0-opposed

k)

Address:	915-933 Broad Street
Historic District:	Four Corners (Block 93)
Application#:	H16-121
Application Date:	08/17/2016
Applicant:	Matthew Gross, Managing Director, Broad Hill Partners Urban Renewal LLC
Owner:	Newark Housing Authority
Description of Work:	New construction of a 5 story, 83,068 sq. ft. mixed use, mixed income rental apartment building comprised of 84 apartments (4 studios, 72 one-bedroom units and 8 two-bedroom units) and 9,058 sq. ft. of ground floor retail space. There will be 42 surface parking spaces located in the rear of the building with access on Hill

	Street. The building will be anticipating Leadership in Energy and Environmental Design (“LEED”) certification for Homes.
Decision:	Approved with conditions
Conditions:	The following conditions will be met and submitted to the Design Review Committee for final approval: <ul style="list-style-type: none"> • Provide new colors and materials to Design Review Committee for final approval. • Lighting and signage should be brought before the Commission when the plans have been finalized.
Motion By:	R. Grossklaus
Second By:	F. Bey
Vote:	5 in favor 0 opposed

6. Adjournment 11:12:55 PM