Newark

Ras J. Baraka
Mayor

Landmarks and Historic Preservation Commission
C/O Division of Planning, Zoning and Sustainability
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Richard Partyka
Chairman

NEWARK LANDMARKS & HISTORIC PRESERVATION COMMISSION
REGULAR PUBLIC MEETING

MEETING MINUTES

Regular Public Meeting- Wednesday October 5, 2016
6:30:14 - 10:27:47 PM

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

Certification of Publication:
Chairman Richard Partyka stated that notice of the meeting was published 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 6:30:14 PM

Roll Call: 6:31:14 PM
In attendance were Commissioners: Partyka, Bey, Robinson, Benavente, & Hartman.
Commissioners: Grossklaus, Smith and Moten were not present.
The meeting was staffed by: Kevlin Taylor, Walford Enniss, and Shawna Ebanks (Consultant-Nishuane Group)

Vote to adopt Minutes of July 7, 2016:
Adopt:
Motion made by Commissioner Benavente
Second Motion made by Commissioner Bey
Ayes: Commissioners Partyka, & Robinson
Abstentions: Commissioner Hartman
4- In favor 0-Opposed, 1- Abstention

Communications:
None

Report on Enforcement Actions in Historic District:
None

New Business:

a)

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 the Store front to provide for Restaurant entry door.
Decision:	Withdrawn, applicant absent for 2nd meeting

b)

Address:	186 Market Street
Historic District:	Four Corners (Block 164)
Application#:	H16-124
Application Date:	08/26/2016
Applicant/Owner:	Paramount Assets, LLC
Description of Work:	Renovation of an existing front façade and signage
Decision:	Applicant agreed to be adjourned to the November 2nd , 2016 Regular Meeting

c)

Address:	383-385 Ridge Street
Historic District:	Forest Hill (Block 608)
Application#:	H16-125
Application Date:	08/31/2016
Applicant/Owner:	Jiles S. Nerahoo
Description of Work:	Installing new vinyl siding on entire house , color light green
Decision:	Applicant agreed to withdraw application

d)

Address:	516-532 Broad Street (AKA 520 Broad Street)
Historic District:	Military Park (Block 24)
Application#:	H16-127
Application Date:	09/07/2016
Applicant:	Teddy Eid
Owner:	Broad Atlantic Association, LLC
Description of Work:	Installing 2 sets of Illuminated Channel Letters 32” x 238”, 52 sq. ft. sign. Letters to be white Acrylic with yellow vinyl captions, logo is a digital paint, one set to be installed facing Atlantic Street and the other facing Broad Street.
Decision:	Approved with conditions
Conditions:	The signage should fit within the dimensions of the fascia/ band around the building.
Motion By:	D. Robinson
Second By:	S. Benavente
Vote:	5 in favor, 0-opposed

e)

Address:	14-20 Park Place (AKA 1 Center Street)
Historic District:	Military Park (Block 817)
Application#:	H16-129
Application Date:	09/15/2016
Applicant:	Elizabeth Del Tufo
Owner:	NJ Performing Arts Center
Description of Work:	Installation of the Landing Place/Founders Monument at NJ PAC

Decision:	Approved
Motion By:	S. Benavente
Second By:	D. Robinson
Vote:	5 in favor, 0 opposed

f)

Address:	555 Clifton Avenue
Historic District:	Forest Hill (Block 673)
Application#:	H16-130
Application Date:	09/16/2016
Applicant/Owner:	James A. Lozada
Description of Work:	Installation of a vertical lift at the back of the house for a wheelchair dependent child. Installation of leveled concrete slab, build a 6 x4 deck using either AZEK, Timberline, Cedar wood materials to provide a landing to enter the porch. Relocating the gutter spout and repair the porch soffit, replacing supporting beams, columns, gutters, handrails and iron fence on top of porch. Porch will be reconstructed to original state.
Decision:	Approved with conditions
Conditions:	The following conditions are: Restore Yankee gutters, materials for the lift can be of the applicant's choice, however applicant must submit details to staff for the file. The columns for the front porch must be submitted to staff for final approval. Railings on the top and bottom porch must be repaired, applicant should submit photos of all work completed for the file.
Motion By:	R. Hartman
Second By:	S. Benavente
Vote:	5 in favor, 0-opposed

g)

Address:	403-405 Mt Prospect Ave
Historic District:	Military Park (Block 610)
Application#:	H16-132
Application Date:	09/19/2016
Applicant:	Julio Cucullu
Owner:	Juan & Norma Gualpa
Description of Work:	Addition to the rear of the building 220 sq. ft. was built to increase the size of office space. Construction has already started without permits.
Decision:	Approved with conditions
Conditions:	The following conditions: Applicant will provide a detailed elevation for the new addition, applicant will provide rendering and details of the cornice between the top of the columns and the bottom of the new addition to show the transition, also provide columns profile and material, provide details of the back porch underneath the extension. Must provide sample materials and color for design review
Motion By:	R. Hartman
Second By:	F. Bey
Vote:	5 in favor, 0-opposed

h)

Address:	47 Central Avenue
Historic District:	James Street Commons (Block 21)
Application#:	H16-134
Application Date:	09/20/2016
Applicant:	Christa Gaffigan, AIA- LEED AP (Senior Associate)
Owner:	Doug Milnes, Rutgers University Newark
Description of Work:	The exterior of the building will be restored at the roof, sandstone coping and

	banding will be repaired and/or replaced and finished to match existing. Brick will be repaired and repointed.
Decision:	Approved
Motion By:	D. Robinson
Second By:	S. Benavente
Vote:	5 in favor, 0 opposed

I)

Address:	124-130 Washington Street
Historic District:	James Street Commons (Block 65)
Application#:	H16-136
Application Date:	09/21/2016
Applicant:	RBH Project, LLC
Owner:	Rutgers State University
Description of Work:	Proposed construction of mixed-use development known as The Honors Living Learning Community. The development will include residences, classrooms/work spaces, street level retail and parking, as well as a vibrant open space that will be a gathering place for Rutgers-Newark and the surrounding community.
Decision:	Approved with conditions
Conditions:	The following conditions: There will be an onsite approval by the Commissioners of the brick material and color.
Motion By:	R. Hartman
Second By:	S. Benavente
Vote:	5 in favor, 0-opposed

j)

Address:	536-546 Broad Street
Historic District:	Landmarks (Block 24)
Application#:	H16-138
Application Date:	09/21/2016
Applicant/Owner:	540 Broad Street Owners, LLC
Description of Work:	Proposing to rehabilitate 267 apartments, 63,886 sq. ft. of commercial space, and 34,449 sq. ft. of retail space. As part of the undertaking the exquisite masonry and sandstone exterior façade of the building will be repaired and restored.
Decision:	Approved with conditions
Conditions:	The following conditions: The wall design for the back tenant entrance shall appear before the Commission for approval, applicant must consult with the Newark Arts Council on design for the wall.
Motion By:	S. Benavente
Second By:	R. Hartman
Vote:	5 in favor,0-opposed

k)

Address:	75-77 Halsey Street
Historic District:	James Street Commons (Block 65)
Application#:	H16-140
Application Date:	09/26/2016
Applicant:	RBH Project, LLC
Owner:	Rutgers State University
Decision:	Approved to demolish
Motion By:	R. Hartman
Second By:	F. Bey
Vote:	5 in favor, 0 opposed

6. Adjournment 10:27:47 PM