

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 May 7, 2017  
6:18:25 - 8:51:27 PM

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

#### **Certification of Publication:**

Chairman Richard Partyka stated the notice for 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 6:46:06 PM

#### **Roll Call: 6:19:25 PM**

In attendance were Commissioners: Partyka, Hartman, Grossklaus, Robinson, Benavente, Woodridge, Jr and Miller.

Commissioners: Bey, Moten, and Smith were not present. Commissioners Grossklaus arrived at 6:51 PM and Commissioner Robinson arrived at 6:30 PM

The meeting was staffed by: N'dela Costley, Kevlin Taylor, Pallavi Shinde and Shawna Ebanks (Consultant-Nishuane Group)

#### **Vote to adopt Minutes of April 5, 2017:**

Motion made by S. Benavente

Second Motion made by N. Miller

Ayes: Commissioners Benavente, Hartman, and Partyka,

3- In favor 0-Opposed, 1- Abstentions

#### **Communications:**

**Presentation** was given by Shawna Ebanks. Proposed Landmark 30 Houston Street

Motion made by R. Grossklaus

Second Motion made by S. Benavente to approve

7 in favor 0-Opposed

**196-198 Market Street** Approved with conditions after being review from previous Conditions of approval

Motion made by: R. Partyka

Second by: S. Benavente

7 in favor 0-opposed

**Application # 17-068** Approved with conditions for Street Dedication on Branford Place.

Conditions: Applicant must select another street sign pole along Branford Place for the Ceremonial street dedication. Pole must not have more than one street sign. The Engineering Department should also make the ceremonial sign look different from the

Standard street sign.  
 Motion made by: D. Robinson  
 Second Motion made by: S. Benavente  
 7 in favor 0-opposed

**Old Business:**

a)

<b>Address:</b>	685 Ridge Street
<b>Historic District:</b>	Forest Hill
<b>Application#:</b>	H16-182
<b>Application Date:</b>	12/09/2016
<b>Applicant/Owner:</b>	Edgardo Nieves/ Ada Jarquin
<b>Description of Work:</b>	Installing vinyl siding on the entire house, replacing columns, railings and rotted wood on porch.
<b>Decision:</b>	Adjourned to next meeting of June 7, 2017

b)

<b>Address:</b>	528-532 Clifton Avenue
<b>Historic District:</b>	Forest Hill
<b>Application#:</b>	H16-196
<b>Application Date:</b>	12/21/2016
<b>Applicant/Owner:</b>	Steve Furman
<b>Description of Work:</b>	Installing windows and a patio door, which will look identical to the rest of the windows and replacing the porch screens.
<b>Decision:</b>	Approved with conditions
<b>Conditions:</b>	Applicant is to repair window screens, cut oversize door to custom fit the door way, place windows on the inside of the interior. Installation is approved as proposed. Applicant is to submit pictures on completion of work.
<b>Motion By:</b>	N. Miller
<b>Second By:</b>	R. Grossklaus
<b>Vote:</b>	6 in favor 0-Opposed

**New Business:**

c)

<b>Address:</b>	42-50 Park Place
<b>Historic District:</b>	Military Park Commons
<b>Application#:</b>	H17-036
<b>Application Date:</b>	04/03/2017
<b>Applicant/Owner:</b>	Michael Cioban, AIA Mikesell & Associates
<b>Description of Work:</b>	Installing a new building mounted blade sign to be located on the Park Place elevation of the Robert Treat Hotel, the sign will be 25 feet in height and projects approximately 5'-6" from building with one element projecting approximately 8 feet. The depth of sign will be 26" on average and will include lettering and designs on both sides that will be illuminated LED fixtures.
<b>Decision:</b>	Approved with Conditions

<b>Conditions:</b>	Lettering for Hotel script should match the same script on the existing canopy or the vertical lettering of the new sign. Submit shop drawings for staff approval. Applicant is to submit pictures on completion of work.
<b>Motion By:</b>	R. Hartman
<b>Second By:</b>	N. Miller
<b>Vote:</b>	7 in favor, 0-opposed

d)

<b>Address:</b>	131 Market Street
<b>Historic District:</b>	Four Corners Historic District
<b>Application#:</b>	H17-037
<b>Application Date:</b>	04/03/2017
<b>Applicant:</b>	Michael Walters- Account Manager
<b>Owner:</b>	Market Halsey Urban Renewal, LLC
<b>Description of Work:</b>	Applicant is seeking to replace the existing Family Dollar cloud sign, with a Dollar Express cloud sign. The sign will be of 2 part construction applied to a raceway.
<b>Decision:</b>	Applicant was not in attendance, adjourned to June 7 <sup>th</sup> meeting

e)

<b>Address:</b>	56 Park Place
<b>Historic District:</b>	Military Park Commons
<b>Application#:</b>	H17-042
<b>Application Date:</b>	04/18/2017
<b>Applicant/Owner:</b>	50 Park Place, LLC
<b>Description of Work:</b>	The rehabilitation of the existing building façade and construction of a twenty-six story hotel will consist of 353 room hotel, two restaurants/bars, 90 onsite parking meeting room/conference center, gym and other hotel amenities. Applicant appeared before the Commission for a courtesy review of the application prior to the final submission.
<b>Decision:</b>	Applicant will revise their drawings based on the feedback given by the Commission. Applicant is schedule to make a full presentation of the final design at the June 7 <sup>th</sup> meeting.

f)

<b>Address:</b>	707 Broad Street
<b>Historic District:</b>	Military Park Commons
<b>Application#:</b>	H17-043
<b>Application Date:</b>	04/18/2017
<b>Applicant:</b>	Narinderpal Narula
<b>Owner:</b>	Hartz Mountain 707 Industrial
<b>Description of Work:</b>	Two new blade signs lit internally. Awning has Dunkin Donut logo written.
<b>Decision:</b>	Approved with conditions
<b>Conditions:</b>	Blade sign is approved as presented, awning above the entrance is approved as presented, orange awning above the windows should have no wording or lettering. Applicant should submit material sample of awning and pictures when the work is completed
<b>Motion By:</b>	R. Hartman

<b>Second By:</b>	R. Grossklaus
<b>Voted:</b>	7 in favor, 0-opposed

**g)**

<b>Address:</b>	301 Martin Luther King Blvd
<b>Historic District:</b>	James Street Commons
<b>Application#:</b>	H17-044
<b>Application Date:</b>	04/19/2017
<b>Applicant/Owner:</b>	Tamara Remedios/Kai Campbell
<b>Decision:</b>	Approved as presented
<b>Motion By</b>	D. Robinson
<b>Second By:</b>	N. Miller
<b>Vote:</b>	7 in favor 0-opposed

**6. Adjournment 8:51:27 PM**