

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 June 7, 2017
6:22:56 - 10:24:41 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 6:22:56 PM

Roll Call: 6:23:43 PM

In attendance were Commissioners: Partyka, Hartman, Grossklaus, Robinson, Benavente, Woodridge, Jr, Moten and Veras. Commissioner Moten left at 9:25pm
Commissioners: Bey, and Smith were not present. The meeting was staffed by: Walford Enniss, Kevlin Taylor, and Shawna Ebanks (Consultant-Nishuane Group)

Vote to adopt Minutes of May 3, 2017:

Motion made by R. Grossklaus

Second Motion made by S. Benavente

Ayes: Commissioners Benavente, Hartman, and Partyka, Woodridge, Grossklaus, Robinson

6- In favor 0-Opposed, 2- Abstentions

Communications: None

Report on Enforcement Actions in Historic District:

Commissioner Hartman raised concerns about work being done on several properties without the consent of the Commission. He noted that conditional approvals were not adhered to by applicants and requested that Code enforcement Division take necessary action v/s those defaulting Owners. The properties in question are: 648 Parker Street, 555 Clifton Avenue, 476 Ridge Street, and 1 Rector Street
Commissioner Grossklaus stated that property at 698 Martin Luther King Blvd has been neglected for some time now and is harboring drug users.
Shawna Ebanks Planner was able to clarify some concerns Commissioner Hartman had about the Dome of the Peddie Memorial located at 572-584 Broad Street.

Old Business:

a)

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

New Business:

b)

Address:	131 Market Street
Historic District:	Four Corners Historic District
Application#:	H17-037
Application Date:	04/03/2017
Applicant:	Michael Walters- Account Manager
Owner:	Market Halsey Urban Renewal, LLC
Description of Work:	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.
Decision:	Application withdrawn by applicant

c)

Address:	56 Park Place
Historic District:	Military Park Commons
Application#:	H17-042
Application Date:	04/18/2017
Applicant/Owner:	56 Park Place, LLC
Description of Work:	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.
Decision:	Applicant agree to adjourn- meet with neighbors and community potential disruptions during construction; letters of supports from neighbors needed, also applicant to review materials with staff

d)

Address:	44-46 Commerce Street
Historic District:	Four Corners
Application#:	H17-046
Application Date:	04/21/2017
Applicant:	Blasé Weimer AIA-Architect Of Record
Owner:	44 Commerce Drive East-5D

Description of Work:	Applicant is seeking to replace signage on both the projecting façade sign and at the signs applied to the glass at the ground floor windows and doors.
Decision:	Approved with conditions
Conditions:	Remove roll down gate and move to the interior, decal signs on the windows should comply with the zoning ordinance. Applicant is submit pictures once work is completed.
Motion By:	G. Moten
Second By:	R. Grossklaus
Voted:	8 in favor, 0-opposed

e)

Address:	104 Goldsmith Avenue
Historic District:	Weequahic Park
Application#:	H17-048
Application Date:	04/21/2017
Applicant/Owner:	Vida Wallace-Henry
Description of Work:	Applicant is replacing front entry double doors
Decision:	Approved with conditions
Conditions:	Hardware must be similar to the single door example presented in this application. Provide pictures once work is complete
Motion By	D. Robinson
Second By:	R. Grossklaus
Vote:	8 in favor 0-opposed

f)

Address:	230 Martin Luther King Blvd
Historic District:	James Street Commons
Application#:	H17-055
Application Date:	04/27/2017
Applicant/Owner:	Nicholas Yourth
Description of Work:	Construction of a new four family home, each floor will have three bedrooms and two bathrooms
Decision:	Approved with conditions
Conditions:	Base of building should be more pronounce- add a bulk head. Provide street trees or shrubs in front of the house, colors and materials should be in context of the surrounding neighborhood, revisit building on line check with the Building Department. Applicant is to submit pictures once work is completed.
Motion By:	R. Hartman
Second By:	D.Robinson
Vote:	8 in favor 0-opposed

g)

Address:	109-135 Market Street
Historic District:	Four Corners
Application:	H17-060
Application Date:	05/04/2017
Applicant:	7 Eleven, INC
Owner:	Market Halsey Urban Renewal, LLC

Description of Work:	Installation of a 7 Eleven sign including but not limited to awnings and windows signs/decals. Installation of frosting on existing windows and doors to disguise equipment.
Decision:	Approved with conditions
Conditions:	Sign on Market St approved with frosting below stripes, sign on Halsey St approved, no frosting, 2 nd sign only stripes approved, no frost & remove “7” if Corporate is unable to remove “7” then so sign in that 2 nd bay/panel, return for staff approval.
Motion By:	R. Hartman
Second By:	S. Benavente
Vote:	8 in favor 0-opposed

h)

Address:	46 Chancellor Avenue
Historic District:	Weequahic Park
Application#:	H17-068
Application Date:	05/15/2017
Applicant/Owner:	Sheena Minott
Description of Work:	Replacing rotten iron columns with wooden columns, also installing hand rails that is rotten with same design.
Decision:	Approved with conditions
Conditions:	Columns should be solid and tapered, submit new columns profile for staff approval. Prove pictures once work is completed
Motion By:	R. Grossklaus
Second By:	S. Benavente
Vote:	7 in favor 0-opposed

I)

Address:	545-547 Clifton Avenue
Historic District:	Forest Hill
Application#:	H17-069
Application Date:	05/16/2017
Applicant/Owner:	Mauricio Bertone
Description of Work:	Applicant is removing asphalt from existing driveway and replacing with pavers.
Decision:	Approved with conditions
Conditions:	Staggered brick pattern, material and color of pavers approved as presented applicant to check with building department whether the length of the driveway complies with lot coverage requirements. Applicant is to submit pictures once work is completed
Motion By:	R. Hartman
Second By:	S. Benavente
Vote:	7 in favor 0-opposed

j)

Address:	59-65 Berkeley Avenue
Historic District:	Forest Hill
Application#:	H17-071
Application Date:	05/16/2017

Applicant:	Rich Neher
Owner:	Clarissa Johnson
Description of Work:	Replacing front & ride side 3 rd floor windows (Simonton bronze vinyl single hung arch windows) replacing with same size.
Decision:	Adjourned to the July 12 th Regular Public Meeting

k)

Address:	483-485 Parker Street
Historic District:	Forest Hill
Application#:	H17-072
Application Date:	05/17/2017
Applicant:	R. Jeffrey
Owner:	483 Parker St, LLC
Description of Work:	Replacing windows on entire house
Decision:	Adjourned to the July 12 th Regular Public Meeting

l)

Address:	15-17 James Street & 23-27 Washington Street
Historic District:	James Street Commons
Application#:	H17-074
Application Date:	05/18/2017
Applicant:	Michael Cioban, AIA/Mikesell & Associates
Owner:	James and Washington Street Holdings, LLC
Description of Work:	Installation of panels to obscure existing stone carved religious scripture located above the arched Sanctuary entrance and above each entrance doors.
Decision:	Approved with conditions
Conditions:	Select a new color for the bronze sign to match the wood doors. Submit to staff for design review, consider cup height on Washington Street façade to make it smaller.
Motion By:	S. Holguin-Veras
Second By:	S. Benavente
Vote:	7 in favor 0-opposed

6. Adjournment 10:24:41 PM