

C/O Division of Planning, Zoning and Sustainability
920 Broad Street, Room 112
Newark, New Jersey 07102
Tel. 973-733-6204
Fax 973-733-4369

Landmarks and Historic Preservation Commission
Richard Partyka
Chairman

**NEWARK LANDMARKS & HISTORIC PRESERVATION COMMISSION
REGULAR PUBLIC MEETING**

Minutes of the Meeting

Held on Wednesday September 6, 2017

6:37:08 - 11:43:20 PM

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 6:37:08 PM

Roll Call: 6:38:08 PM

In attendance were Commissioners: Partyka, Hartman, Benavente, Woodridge, Jr, Bey Veras, Grossklaus, and Miller,

Commissioners: Robinson, Moten and Smith were not present. Commissioner Miller arrived at 6:40PM and Holquin-Veras arrived at 6:42PM

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

Vote to adopt Minutes of July 12, 2017:

Motion made by S. Benavente

Second Motion made by R. Grossklaus

Ayes: Commissioners: Benavente, Grossklaus, Partyka, Woodridge, and Bey

5- In favor 0-Opposed, 1- Abstentions

Communications: The commission received an email from the Department of Engineering dated September 5th, 2017 requesting that the application for demolition of 271-285 New Street being withdrawn from the agenda due to lack of funds. Commissioner Hartman share his concerns regarding buildings which were previously demolished without approval of the LHPC and requested that the LHPC meet with the Director of engineering Mr. Philip Scott, to discuss same.

Report on Enforcement Actions in Historic District: None

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:	Approved with conditions
Conditions:	Porch will be restored as presented before Commission, replace porch material with wood, railing is to comply with City Building Code. Applicant must conduct an energy audit with PSE&G and submit findings to Commission. Placements of vinyl sidings is based on audit results. Design Review Committee will determine which sections of the house vinyl siding can be placed.
Motion By:	R. Hartman
Second By:	S. Benavente
Vote:	7 in favor 1-opposed

b)

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 spaces, meeting rooms/conference center, gym and other hotel amenities
Decision:	Adjourned to the October 4 th , 2017 Regular Public Meeting. Applicant sent letter asking to be adjourned.

New Business:

c)

Address:	271-285 New Street
Historic District:	Historic Landmarks
Application#:	H17-078
Application Date:	06/06/2017
Applicant:	Philip Scott (Director of Engineering)
Owner:	City Of Newark

Description of Work:	The applicant is seeking to demolish the building, most of the roof has collapsed and the site poses a danger to the surrounding community and NJ Transit Rail system.
Decision:	Applicant requested to be taken off of the agenda, as funds are not available to go ahead with the project.

d)

Address:	87-95 Halsey Street
Historic District:	Military Park
Application:	H17-081
Application Date:	06/07/2017
Applicant:	Juan Cruz
Owner:	XSH LLC
Description of Work:	Applicant is seeking to install new store front windows to match existing profile and size, windows to be custom built and are to be insulated, new goose neck lighting to replace existing as per plans
Decision:	Approved with conditions
Conditions:	Applicant will strip the brick panel above storefront windows on the Linden Street façade to determine the condition and color of the original material. If the color is not the applicant's preference, the applicant must submit the new color to the Commission for final approval.
Motion By:	S. Benavente
Second By:	F. Bey
Vote:	8 in favor 0-opposed

e)

Address:	533-535 Clifton Avenue
Historic District:	Forest Hill
Application#:	H17-083
Application Date:	06/07/2017
Applicant/Owner:	Lissette Morales
Description of Work:	Applicant had already started repair to house, a stop order was served. Applicant is repairing a portion of the front facia, the board was rotten, will be using like for like materials, will be repainted to match existing color.
Decision:	Approved as presented
Motion By:	R. Hartman
Second By:	N. Miller
Vote:	7 in favor 1-opposed

f)

Address:	373 Parker Street
Historic District:	Forest Hill
Application#:	H17-087
Application Date:	06/19/2017
Applicant/Owner:	Gil R. Alvrado
Description of Work:	Replacing entire siding on house with cedar Impressions double straight edge perfection shingles.
Decision:	Approved with conditions

Conditions:	Vinyl siding is not permitted as a replacement siding for wood shakes, applicant must repair and/or replace existing wood material and paint siding.
Motion By:	R. Grossklaus
Second By:	S. Benavente
Vote:	8 in favor 0-opposed

g)

Address:	107 Hansbury Street
Historic District:	Weequahic Park
Application#:	H17-089
Application Date:	06/19/2017
Applicant:	George Senvale Property Manager
Owner:	Saafir Jenkins
Description of Work:	Installing new addition above garage inclusive of new white siding to match house and black roof to match house
Decision:	Approved with conditions
Conditions:	Material of the roof for the new addition should be the same as the existing roof. Siding for the new addition should be cedar wood siding like the existing house material.
Motion By:	S. Holquin-Veras
Second By:	F. Bey
Vote:	8 in favor 0-opposed

h)

Address:	121 Vassar Avenue
Historic District:	Weequahic Park
Application#:	H17-092
Application Date:	06/20/2017
Applicant/Owner:	Althea & Drville Bethune
Description Of Work:	Installing 14 Solar panels on the front and back of the roof
Decision:	Approved with conditions
Conditions:	Solar panels will be located at the rear of the property away from public view. See drawing labeled panel Layout PV-2
Motion By:	N. Miller
Second By:	S. Holquin-Veras
Vote:	8 in favor 0-opposed

i)

Address:	221 Washington Street
Historic District:	Four Corners
Application#:	H17-094
Application Date:	07/21/2017
Applicant:	Shakoor Reid
Owner:	Market Street Holdings, LLC
Description Of Work:	Applicant is installing two signs, one is flat and the other is double sided. One will be facing Washington St & the other Bank St.
Decision:	Approve with conditions

Conditions:	Provide rendering of the two proposed signs on the building for review by the Design Review Committee
Motion By:	R. Hartman
Second By:	N. Miller
Vote:	8 in favor 0-opposed

j)

Address:	769 Parker Street
Historic District:	Forest Hill
Application#:	H17-099
Application Date:	06/26/2017
Applicant:	Simoes & Associates PC/Attorney
Owner:	Gonzaga Real Estate & Building, INC
Description of Work:	Construction of a new one family dwelling to be built on a vacant lot, dwelling will consist of (Three Stories)
Decision:	Applicant requested to be adjourned to the October 4 th , 2017 Regular Public Meeting

k)

Address:	510-512 Clifton Ave
Historic District:	Forest Hill
Application#:	H17-104
Application Date:	07/14/2017
Applicant/Owner:	Romel R. Ontaneda
Description of Work:	Replacing entire roof with decorative roofing material, replacing siding and broken windows with same colonial style windows.
Decision:	Approved with conditions
Conditions:	Roof color should be submitted to the Design Review Committee for final approval. Window trims must be the same as the existing trims, stucco material will be removed and replaced with hardy wood plank siding, same as the one that was removed. Color selection to be submitted to staff for approval. Replacement of the windows must be the same style and material as existing windows.
Motion By:	R. Hartman
Second By:	S. Benavente
Vote:	7 in favor 1-opposed

l)

Address:	153 Halsey Street
Historic District:	Four Corners
Application#:	H17-109
Application Date:	07/21/2017
Applicant:	Craig Alper
Owner:	153 Halsey St Condo Association
Description of Work:	Replacement of stone units, Dutchman repairs, cracked iron repairs, repointing stone mortar, scraping and painting steel

	members, patching spalled limestone and pinning cracked stone units.
Decision:	Approved as presented
Motion By:	R. Grossklaus
Second By:	S. Benavente
Vote:	8 in favor 0-opposed

m)

Address:	428-430 Ridge Street
Historic District:	Forest Hill
Application#:	H17-110
Application Date:	07/24/2017
Applicant/Owner:	Alain Beade
Description of Work:	Replacing broken pavers with durable pavers. Applicant has already uprooted the entire front pavers, was issued a stop order for work.
Decision:	Applicant did not attend meeting. However, a site visit by our Planner indicated that the required work was already completed despite a Stop Work Order issued by the City's Code Enforcement Office. Commissioners requested that the City follow up with legal action and applicable fines against the applicant.

n)

Address:	706 Ridge Street
Historic District:	Forest Hill
Application#:	H17-111
Application Date:	07/24/2017
Applicant/Owner:	Nancy Vallejo
Description of Work:	Applicant had already started building a retaining wall and placing pavers in the driveway, a stop order was issued.
Decision:	Adjourned to next meeting October 4 th ,2017

o)

Address:	235 Highland Avenue
Historic District:	Forest Hill
Application#:	H17-112
Application Date:	07/24/2017
Applicant:	American Home Remodeling
Owner:	Veronica Cobb
Description of Work:	Replacing entire roof of home and garage with asphalt shingles using IKO dynasty shingles in brown.
Decision:	Approved as presented
Motion By:	R. Hartman
Second By:	F. Bey

Vote:	8 in favor 0-opposed
--------------	----------------------

p)

Address:	218 Market Street
Historic District:	Four Corners
Application#:	H17-118
Application Date:	08/03/2017
Applicant/Owner:	Fleet 216 Market St. Urban Renewal, LLC
Description of Work:	Installing two Blade Signs at Restaurant entrance
Decision:	Approved as presented
Motion By:	R. Grossklaus
Second By:	N. Miller
Vote:	8 in favor 0-opposed

q)

Address:	218 Market Street
Historic District:	Four Corners
Application#:	H17-119
Application Date:	08/03/2017
Application/Owner:	Fleet 216 Market St. Urban Renewal, LLC
Description of Work:	Installing Blade Sign for Restaurant
Decision:	Adjourned to next meeting October 4 th , 2017 Regular Public Meeting

r)

Address:	31-39 Central Avenue
Historic District:	James Street Commons
Application#:	H17-122
Application Date:	08/07/2017
Applicant:	Halsey Street Central Associates, LLC
Owner:	Cottage Street Orbit Acquisition, LLC
Description of Work	Demolition of an existing two-story commercial building with basement
Decision:	Approved with conditions
Conditions:	Approve for the demolition of the structure is contingent upon the approval of the design for the new construction, from the LHPC and a site visit by the Commissioners to the site. A HABS must be conducted before demolition of the site.
Motion By:	R. Hartman
Second By:	R. Grossklaus
Vote:	7 in favor 0-opposed

s)

Address:	31-39 -41-43 Central Avenue
-----------------	-----------------------------

Historic District:	James Street Commons
Application#:	H17-123
Application Date:	08/07/2017
Applicant:	Halsey Street Central Associates, LLC
Owner:	Cottage Street Orbit Acquisition, LLC
Description of Work:	Applicant is proposing to construct an eight (8) story mixed use building, which includes approximately 12,760 sq. ft. of retail space, 15,939 sq. ft. of commercial space, 95 residential units and 43 parking spaces.
Decision:	Adjourned to October 4th,2017 Regular Public Meeting

t)

Address:	785 Lake Street
Historic District:	Forest Hill
Application#:	H17-126
Application Date:	08/09/2017
Applicant:	Got to Remodel (Raphael Peralta Manager)
Owner:	Fermin Mendez
Description of Work:	Removing entire shingles from roof and replacing with Patriot red timberline lifetime high definition shingles.
Decision of Work:	Applicant did not attend meeting
Decision:	Adjourned to the October 4 th ,2017 Regular Public Meeting

u)

Address:	38 Wilbur Avenue
Historic District:	Weequahic Park
Application#;	H17-132
Application Date:	08/14/2017
Applicant/Owner:	Abdul & Kamilah Ismail
Description of Work:	Replacing all windows on entire house.
Decision:	The Commissioners had adjourned the case only if the applicant agreed to go ahead and repair the wooden windows, the applicant did agree, the Chairman of the commission approved a Certificate of no Effect.
Conditions:	Applicant was referred back to receives staff approval, should the applicant change their scope of work to repairing existing wood windows and placing storm windows over the repair windows. Applicant must submit a picture of the new storm windows. Once work is completed the applicant must provide pictures to staff.

v)

Address:	620-622 Highland Avenue
Historic District:	Forest Hill
Application#:	H17-133

Application Date:	08/16/2017
Applicant/Owner:	Catharine Longendyck
Description of Work:	Applicant is removing chain link fence and replacing with 6ft wooden fence to run from garage building to rear side of the house, installing 4ft high wooden gate across driveway and 6ft high wooden gate on side walkway. Removing front porch railing and balusters with original to house, replacing and widening front steps to original 12 ft. width, installing pavers at foot of stairs.
Decision:	Approved with conditions
Conditions:	Applicant will remove chain link fence in areas where indicated in the applicant's presentation, rear fence must be 5ft not 6ft, railing is approved as presented. Pavers material must be blue stone
Motioned By:	S. Holquin-Veras
Second By:	R. Hartman
Vote:	7 in favor 0-opposed

w)

Address:	614-618 Highland Avenue
Historic District:	Forest Hill
Application#:	H17-134
Application Date:	08/16/2017
Applicant/Owner:	Edward Simmons
Description of Work:	Applicant is repaving driveway which is currently cracked cement with blacktop, extending side of porch to replace side stairs, the porch will be extended to the side door.
Decision:	Approved
Motion By:	R. Grossklaus
Second By:	S. Benavente
Vote:	7 in favor 0-opposed

x)

Address:	277 Halsey Street
Historic District:	Four Corners
Application#:	H17-135
Application Date:	08/16/2017
Applicant:	Paul Garza
Owner:	AACG 277 Halsey, LLC
Description of Work:	Applicant is repointing brick joints, replacing broken and missing bricks where required, retail aluminum storefront, installing clear insulated glass in prefinished extended aluminum frame.
Decision:	Approved with conditions

Conditions:	Repoint and replace missing bricks to match existing, provide samples to staff for final approval. Applicant to make a separate application for window replacement and the area where stucco siding will be placed.
Motion By:	R. Hartman
Second By:	S. Benavente
Vote:	7 in favor-0 opposed

6. Adjournment 11:43 :20 PM