

Landmarks and Historic Preservation Commission
C/O Division of Planning and Community Development
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William Mikesell, AIA
Chairman

Michele Alonso, PP, AICP
Secretary

NEWARK LANDMARKS & HISTORIC PRESERVATION COMMISSION REGULAR PUBLIC MEETING

MEETING MINUTES

6:22:40 - 8:57:55 PM

City of Newark LANDMARKS and HISTORIC PRESERVATION COMMISSION
Regular Public Meeting- Wednesday, June 4, 2014
Location: Room 215 (Council Chambers)

Certification of Publication:

Commissioner Mikesell certifies publication 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 Board was called to order by William Mikesell at 6:22:40 pm.

Roll Call: 6:25:24 PM

In attendance were Commissioners Mikesell, Grossklaus, Lendor, Moten, Scotland Robinson, and Torok. Commissioner Torok left at 8:16 pm
Commissioners Hartman, Partyka, and White, were not present.
The meeting was staffed by Michele Alonso, Walford Ennis, and Kevlin Taylor.

Approval of Minutes of May 7, 2014:

Approved
Motion made by Commissioner Grossklaus
Second Motion made by Commissioner Moten

AYES: Mikesell, Lendor, Scotland, and Torok
6-0-1; with one abstentions (Robinson)

1. Communications

2013-2014- State Historic Preservation Plan.

2. Report on Enforcement Actions in Historic District:

Charles Diliberti from the Office of the Construction Code Official reported that a violation was issued for 152 Market Street.

385-391 Parker Street:

The proposed demolition of a vacant Single Family House at 385-391 Parker Street
Commissioners voted: to have the house demolished, but would like to preserve the basement.

Lots to be merged, new building should be of similar style with tile roof.

Motion made by: R: Grossklaus, Second by: G. Moten.

5 in favor 1 abstention, 1 opposed. Positive Recommendation for Demolition to NJ Historic Sites Council.

3. Old Business:

a)

Address:	85 University Avenue
Historic District:	James Street Commons
Application#:	H14-043
Application Date:	04/10/2014
Applicant:	Thomas Boland-Director, Facilities Projects, Rutgers's University
Owner:	Rutgers University-University Facilities
Description of Work:	Scope of work includes the replacement of front windows and necessary restorative concrete lintel work.
Decision:	Adjourned to July 16, 2014 Regular meeting at the request of the applicant

4. New Business:

b)

Address:	751 Broad Street
Historic District:	Four Corners
Application #:	H14-063
Application Date:	05/21/2014
Applicant:	Madeline Ruiz-Robinson (Architect)
Owner:	Prudential-Constance Paterek, Dir Corp FAC
Description of Work:	The interior of the Southeast corner contains office space that is being renovated and expanded into currently vacant space that was formally a mixture of office and retail spaces. The existing glazing and metal framing facing the Plaza only are being replaced with new privacy/security glazing and metal framing to match the existing. Two (2) existing entry doors are being replaced with privacy/security glazing and metal framing to match. The overall openings are to remain as-is.
Decision:	Approved
Motion by:	D. Scotland
Second by:	A. Lendor
Vote:	6-1-0 in favor

c)

Address:	124 Halsey Street
Historic District:	Military Park Commons
Application#:	H14-033
Application Date:	05/06/2014
Applicant:	Juan Cruz
Owner:	707 Broad Street Associates LLC
Description of Work:	New Signage for Queen Pizza Italian Restaurant & Deli, proposed 2 awnings with Vladimir script.
Decision:	Approved with conditions
Conditions:	Canopy shall be broken up into two smaller canopies to match windows. Dimensions shall be added to the drawings. Louvers shall be added to the venting.

d)

Address:	21 Lincoln Park
Historic District:	Lincoln Park
Application #:	H14-053
Application Date:	04/30/2014
Applicant:	Lincoln Park CACP-Urban Renewal, LLC
Owner:	Community Asset Preservation Corp
Description of Work:	To construct a 3 story building consisting of 7 attached town house in the brick facing Halsey Street.
Decision:	Approved with conditions.
Conditions:	1.) The front wood walls on Halsey Street shall be three feet tall. 2.) The cornice for 21 Lincoln Park shall be corbelled. 3.) All lighting shall comply with IDA. 4. All brick shall be standard size. 5.) There shall be a gradvation of brick color for each house for all houses facing Halsey Street. 6.) A section of the cornice for 21 Lincoln Park shall be submitted for staff review. 7.) The rendering shall be updated. 8.) 21 Lincoln Park shall have no side lites at door.
Motion by:	A. Lendor
Second by:	R. Grossklaus
Vote:	7-0 in favor

e)

Address:	36-54 Rector Street
Historic District:	Military Park Commons
Application#:	H14-058
Application Date:	05/13/2014
Applicant/Owner:	36-54 Rector Urban Renewal, LLC
Description of Work:	Proposed to make changes to 168 Units that was previously approved. Units will be reduced from 168 units, (4 Studios, 113-One room, 51-Two rooms). With the original approval the total of units was 169 units. The height of the building is reduced by approximately thirty feet and two stories new building is 21 stories

	and 235 feet. The building as originally approved was 23 stories at 265 feet.
Decision:	Approved
Motion by:	D. Scotland
Second by:	G. Moten
Vote:	7-0 in favor

f)

Address:	117 ½ University Avenue
Historic District:	James Street Commons
Application#:	H14-059
Application Date:	05/12/2014
Applicant/Owner:	Tonya Wells
Description of Work:	Replacing all windows, using exact size & wood on outside, using Victorian era colors- Pella windows. Vinyl windows are proposed for the back.
Decision:	Approved
Motion by:	A. Lendor
Second by:	P. Torok
Vote:	7-0 in favor

g)

Address:	388 Highland Ave
Historic District:	Forest Hills
Application#:	H14-061
Application Date:	05/21/2014
Applicant:	Aaron Vanduyne (Sponzilli Landscape Group)
Owner:	Sherared Taylor
Description of Work:	Install new paver driveway and rear patio. Install covered pavilion, install synthetic platform deck with bench seating, install small sport court, privatize rear yard with fencing and screen plantings, install low planting along front foundation, install low voltage landscape lighting for accenting purpose in rear yard.
Decision:	Approved with conditions
Conditions:	Ball court shall be turned 90 degrees clockwise. Driveway shall have grass strips, reinforced with plastic. "388 "Shall be removed from driveway. Fence detail shall be submitted for staff review.
Motion by:	D. Scotland
Second by:	A. Lendor
Vote:	6-0 in favor

h)

Address:	188 Market Street
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Historic District:	Four Corners
Application#:	H14-064
Application Date:	05/21/2014
Applicant:	Martin Weber
Owner:	A & M Realty
Description of work:	Power wash Facade of Property replace all windows on the facade with similar wood framed windows from Anderson. Repair/Sand/Paint existing fire Escape and install new ladder from third floor to Street Level. Remove/ Change current signage on the Second floor, repair cornice and repoint brick work.
Decision:	Approved with conditions
Conditions:	Commercial tenants shall file new HPC applications for revised Signage. Window color shall be submitted to staff for review and approval. Out-hanger bracket on façade shall be removed. The width of bottom portion of the fire escape shall be extended so ladder does not block egress door.
Motion by:	A. Lendor
Second by:	D. Robinson
Vote:	6-0 in favor

5. Adjournment 8:57:55 PM