

NEWARK LANDMARKS & HISTORIC PRESERVATION COMMISSION
REGULAR PUBLIC MEETING

MEETING MINUTES

Regular Public Meeting- Wednesday July 22, 2015
6:28:07- 10:44:32 PM

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

Certification of Publication:

Chairman Mikesell certifies publications 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 Chairman William Mikesell at 6:28:07PM

Roll Call: 6:32:10 PM

In attendance were Commissioners: Mikesell, Grossklaus, Scotland, Partyka, Hartman and Moten. Commissioner: Moten arrived at 6:44 pm and left at 8:28pm
Commissioners: Lendor, Torok, Robinson, and White were not present
The meeting was staffed by Perris Straughter, Walford Enniss, and Kevlin Taylor

Approval of Minutes of June 3, 2015:

Approved.

Motion made by Commissioner: Grossklaus

Second Motion made by Commissioner: Hartman

Ayes: Commissioners: Mikesell, Scotland, Hartman, Partyka and Grossklaus

Abstentions: Commissioner: None

5- In favor 0-Opposed, 0- Abstentions

Communications:

None

Report on Enforcement Actions in Historic District:

None

Old Business:

a)

Address:	432 Ridge Street
Historic District:	Forest Hill
Application#:	H15-045
Application Date:	05/13/2015
Applicant:	Edsor Silva
Owner:	Marcelo Regalado
Description of Work:	Remove existing roof and install new roof on existing house and garage. Roof is currently slate. Material proposed is Timberline GAS asphalt shingles.
Decision:	No representative present-Postponed to the next Regular Meeting

New Business:

b)

Address:	109-135 Market Street
Historic District:	Four Corners
Application #:	H15-061
Application Date:	05/29/2015
Applicant:	Keith Lomonico (Senior Project Manager)
Owner:	Market Halsey Urban Renewal
Description of Work:	New Store front entry doors, ramp, glazing, and concrete sill to create ADA/code compliant entrance. New toilet rooms, fitting rooms and interior lighting. Mechanical system is existing to remain with modified duct runs to support new interior space configuration. New signage proposed. Sign does not conform with sign ordinance.
Decision:	Approved with conditions
Conditions:	Only one sign allowed and shall be over the entry way, more detail required with respect to the recessed entry and with respect to the revised new material for the base of the Storefront to be presented to staff for review and approval.
Motion By:	R. Hartman
Second By:	D. Scotland
Vote:	5 in favor 0 opposed

c)

Address:	196-198 Market Street
Historic District:	Four Corners
Application#:	H15-065
Application Date:	06/15/2015
Applicant:	Rajesh Pipala
Owner:	196-198 Market LLC
Description of Work:	Proposing to build interior stair case will provide second means of egress this egress will be at the rear and will be visible. The building will be rehabilitated into 18 apartments and two commercial spaces. New windows at façade and rear, new doors, facade cleaning & brick repointing.
Decision:	Approved with conditions
Conditions:	Sample of the window materials and window details need to be provided. Uplighting fixture must be submitted for staff review. Additional detail between first and second

	floor. Additional detail on Storefront modifications if any are proposed.
Motion By:	D. Scotland
Second By:	R. Partyka
Vote:	5-in favor 1 opposed

d)

Address:	158-160 Vassar Avenue
Historic District:	Weequahic Park
Application#:	H15-067
Application Date:	06/18/2015
Applicant:	Michael Trifari President
Owner:	Council Moore, Jr
Description of Work:	Enclose front Porch with vinyl replacement window on each side and brick outside finish to match existing brick on lower half. (½ brick siding) install 1 steel entry door to front of enclosure.
Decision:	Denied

e)

Address:	408 Clifton Avenue
Historic District:	Forest Hill
Application#:	H15-068
Application Date:	06/22/2015
Applicant:	Dan Falaso (American Home Remodeling)
Owner:	John Gaglino
Description of Work:	Remove slate shingles from the roof. Install new GAF slateline shingles.
Decision:	Adjourned to next meeting
Motion By:	R. Hartman
Second By:	R. Grossklaus
Vote:	5 in favor 0 opposed

f)

Address:	697 Clifton Avenue
Historic District:	Forest Hill
Application#:	H15-070
Application Date:	06/23/2015
Applicant/Owner:	Nora Riquetti & Yolanda Rodrigues
Description Of Work:	Applicant want's to install new siding due to the fact that the old siding is in very bad shape. Proposing to use ½ Styrofoam Insulation, flat clap board 100% solid vinyl siding-double 4" inch. Color pebble stone, seamless aluminum 5" gutters new drain pipes, aluminum fascia vinyl soffit 4" corner post. White casing 3" J-channel.
Decision:	Approved with conditions
Conditions:	Must follow guidelines of vinyl siding installation, particularly with regards to the window trim. Contractor to measure width of original trim once siding is off and preserve original trim if possible.
Motion By:	R. Partyka
Second By:	R. Grossklaus
Vote:	5 in favor 0 opposed

g)

Address:	776-778 Broad Street
Historic District:	Four Corners
Application#:	H15-072
Application Date:	06/24/2015
Applicant/Owner:	778 Broad LLC

Description of Work:	Renovation of an existing front facade and signage for two retail spaces.
Decision:	Approved with conditions
Conditions:	Brick behind signs should be colored differently and slightly protrude/recess to demarcate two sign areas, for staff review.
Motion By:	D. Scotland
Second By:	R. Partyka
Vote:	5 in favor 0 opposed

h)

Address:	49-53 Abington Avenue
Historic District:	Forest Hill
Application#:	H15-075
Application Date:	06/25/2015
Applicant/Owner:	Susan Spike & Diane Bladecki
Description of Work:	Replace existing chain link fence from rear west corner of the house to the rear west corner of the back yard. Fence specifications: 6ft tall, western red cedar wood, lattice top in 8 foot length, western red cedar gate to replace existing chain link fence gate.
Decision:	Denied
Motion By:	D. Scotland
Second By:	R. Partyka
Vote:	3 in favor, 0 - 2 Denied

i)

Address:	152 Hansbury Street
Historic District:	James Street Commons
Application#:	H15-076
Application Date:	07/01/2015
Applicant:	Rich Neher
Owner:	Dorothy Branch
Description of Work:	Install fiberglass 3 panel entry door with $\frac{3}{4}$ sidelites (color: Med Brown). Replacing existing Jalousie door with sidelites, install (1) square of Crane Market Square Double 4" siding (color: vintage cream) Cap (5) Porch windows with brown aluminum capping. Left side-install (1) square of crane market square double 4" siding (color: Vintage Cream) replacing same color.
Decision:	Approved with conditions
Conditions:	Front porch door to be replaced with 2 panel twin $\frac{1}{2}$ lite fiberglass entry door. 2 Side lites to be replaced with $\frac{1}{2}$ side lites glazing to be fontana decorative glass panles. 6 Decorative pilasters to be rebuilt to match aluminum trim. Security screen door is permitted upon installation of entry door.
Motion By:	R. Hartman
Second By:	R. Grossklaus
Vote:	5 in favor, 0 opposed

j)

Address:	62 New Street
Historic District:	James Street Commons
Application#:	H14-118
Application Date:	09/12/2014
Applicant:	Andrew Pisacane
Owner:	Josh Milles
Description of Work:	The proposed project is a mural on the side of 63 New Street. The current façade is raw brick on the uppermost two floors and then a combination of light stucco and paint on the bottom half. A 450 A series JLG would be the lift required to complete the painting, and the lift would have to block off one available space of parking and one restricted space in the street and furthermore the sidewalk immediately adjacent to the building would have taped off in order to prevent an liability issues. The entire wall would be

	primed and then the mural would be painted in exterior grade Sherwin Williams paint.
Decision:	Approved with conditions
Conditions:	Applicant must have a community meeting that includes the James St. Commons Association and is advertised in some manner and at that meeting a consensus is reached on the design of the mural.
Motion By:	R. Partyka
Second By:	D. Scotland
Vote:	6 in favor 0 opposed

k)

Address:	347-349 Ridge Street
Historic District:	Forest Hill
Application#:	H15-078
Application Date:	07/08/2015
Applicant/Owner:	Mark Beukema
Description of Work:	Owner needs to replace current vinyl siding, also wants to replace 20 wood windows (6 over 6) that are in poor condition. Proposed work is to replace existing white vinyl siding with double 4 inch Dutch lap white vinyl siding and replace existing 9 front windows with Marvin clad Ultimate double hung next generation wood windows (6 over 6) and 11 windows on the remaining 3 sides to be replaced with vinyl replacement windows (6 over 6). Replacement green vinyl shutters proposed for replacement windows on the front and two sides.
Decision:	Approved
Motion By:	R. Hartman
Second By:	D. Scotland
Vote:	5- in favor 0 opposed

l)

Address:	635-677 Broad Street
Historic District:	Military Park Commons
Application#:	15-079
Application Date:	07/08/2015
Applicant/Owner:	Prudential Newark Realty, LLC
Description of Work:	Applicant seeks to erect one wall sign on that portion of the building fronting on Broad Street. The overall square footage of the stone wall upon which the sign is proposed to be erected is 1,304 square feet in area. One Prudential "rock" logo sign is proposed to occupy 9.9 % of the wall area. The sign is 12 feet, 10 inches in diameter and measures 129.41 square feet in total area.
Decision:	Approved with conditions
Conditions:	Sign to be reduced to 11' 6" diameter, Central Planning Board approval also required.
Motion By:	R. Grossklaus
Second By:	R. Hartman
Vote:	5 in favor 0 opposed

m)

Address:	132 Pomona Avenue
Historic District:	Weequahic Park
Application#:	H15-074
Application Date:	06/16/2015
Applicant:	Al Mitchell
Owner:	One Stop Shop Investment
Description of Work:	Applicant wants to replace windows with new vinyl windows, new siding & gutters, raise more roof from an A frame to a flat roof to add more living space. Replace shingles, replace front & side door, adding patio door 60 x 80.
Decision:	Approved with conditions

Conditions:	New dormer on upper floor to match, have pitch match front porch roof dormer. Submit revised front elevation for staff review. 3 rd floor front revised dormer sketch will be supplied by Sept 1. 2015.
Motion By:	D. Scotland
Second By:	R. Partyka
Vote:	5 in favor 0 opposed

6. Adjournment 10:44:32 PM