

NEWARK LANDMARKS & HISTORIC PRESERVATION COMMISSION
REGULAR PUBLIC MEETING

MEETING MINUTES

Regular Public Meeting- Wednesday October 14, 2015
6:19:08- 10:36:01 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 6:19:08 PM

Roll Call: 6:20:08 PM

In attendance were Commissioners: Mikesell, Grossklaus, Scotland, Robinson, Partyka, Bey, and Smith.

Commissioners: Hartman, Moten, Benavente and White were not present. Commissioner Bey left at 6:53 PM.

The meeting was staffed by Perris Straughter, Walford Enniss, and Kevlin Taylor

Approval of Minutes of September 2, 2015:

Approved

Motion made by Commissioner: Grossklaus

Second Motion made by Commissioner: Scotland

Ayes: Commissioners: Mikesell, Scotland, Hartman, and Robinson

Abstentions: Commissioner: Partyka

4- In favor 0-Opposed, 1- Abstentions

Communications:

None

Report on Enforcement Actions in Historic District:

Commissioner Robinson wants a status update on 115-123 Chestnut Street, which was denied by the Historic Commission 06/03/2015, and what the appeal which was filed with the Zoning Board of Adjustment means for the application.

Perris Straughter, Acting Secretary, provided an update stating that the developer had filed an appeal against the NLHPC ruling and that both the appeal and the development project itself is scheduled to be heard by the Zoning Board at their October 22, 2015 hearing. Commissioners may attend and may defend their decision. He stated that the development's design has improved since it was originally filed with the Commission.

Old Business:

a)

Address:	833 Broad Street
Historic District:	Four Corners
Application#:	H15-119
Application Date:	08/27/2015
Applicant:	Marco Martinez (Tenant)
Owner:	833 Broad LLC
Description of Work:	Installing new outdoor sign, painting the interior of the store to orange. Application amended no painting.
Decision:	Approved
Motion By:	D. Scotland
Second By:	F. Bey
Vote:	7-0 in favor opposed

New Business:

b)

Address:	193 Elwood Avenue
Historic District:	Four Corners
Application #:	H15-110
Application Date:	08/18/2015
Applicant/Owner:	Joffre O. Jara
Description of Work:	To replace Four Columns on front of the house with a similar design and material.
Decision:	Approved with conditions
Conditions:	Color to be reviewed by staff, ballisters on porch & rail to be retained, repaired and painted to match trim.
Motion By:	R. Grossklaus
Second By:	A. Smith
Vote:	6 in favor 1 opposed

c)

Address:	744 Ridge Street
Historic District:	Forest Hill
Application#:	H15-121
Application Date:	09/02/2015
Applicant:	American Carpet South
Owner:	Alton Little
Description of Work:	To remove and replace mudroom door, replace kitchen window, replacing vinyl siding, also interior work.

Decision:	Approved with conditions
Conditions:	Staff review of type and location of door and window. No work to be done on the front of house
Motion By:	D. Scotland
Second By:	R. Partyka
Vote:	6-in favor 0 opposed

d)

Address:	816 Ridge Street
Historic District:	Forest Hill
Application#:	H15-122
Application Date:	09/04/2015
Applicant/Owner:	Omar Garcia
Description of Work:	Replacing wood shingle siding with vinyl siding
Decision:	Approved with conditions
Conditions:	Applicant to verify shingles are not asbestos, removal should not take place if asbestos
Motion By:	A. Smith
Second By:	D. Scotland
Vote:	5 in favor 1 opposed

e)

Address:	239-245 Grafton Avenue
Historic District:	Forest Hill
Application#:	H15-124
Application Date:	09/08/2015
Applicant:	Jose Gavidia
Owner:	Mavricio Gavidia
Description of Work:	Remove asphalt shingles and replace with new asphalt shingles
Decision:	Approved with Conditions
Conditions:	Slightly darker gray color to be reviewed by staff
Motion By:	R. Grossklaus
Second By:	D. Robinson
Vote:	6 in favor 0 opposed

f)

Address:	761-769 Broad Street
Historic District:	Four Corners
Application#:	H15-128
Application Date:	09/10/2015
Applicant:	Michael Cioban, AIA of Mikesell & Associates
Description Of Work:	Proposed revision includes maintaining the existing overhead service entrance door opening. One ground level window is to be removed and enlarge, a new aluminum & glass entrance with transom to be installed. This entrance will be recessed from the building façade, finishes of new aluminum & glass entrance and adjacent wall & soffit will be consistent with existing building finishes, revision from previous Commission approval on 07/29/2015 application # H15-090.
Decision:	Approved

Motion By:	D. Robinson
Second By:	R. Partyka
Vote:	5 in favor 0 opposed

g)

Address:	635-637 Broad Street/AKA 64 Halsey Street
Historic District:	Military Park
Application#:	H15-130
Application Date:	09/24/2015
Applicant:	Joseph Dick
Owner:	ZRC Operations Company Inc.
Description of Work:	New restaurant signage including art panel in window visible through the storefront glass.
Decision:	Approved with conditions
Conditions:	Sample of material for staff review, 36" height encouraged, lighting recommended
Motion By:	A. Smith
Second By:	D. Robinson
Vote:	6 in favor 0 opposed

h)

Address:	727 Highland Avenue
Historic District:	Forest Hill
Application#:	H15-131
Application Date:	09/15/2015
Applicant:	Jose Martinez
Owner:	Neida Cales
Description of Work:	To replace vinyl siding, using Dutch lap natural clay color
Decision:	Approved
Motion By:	R. Hartman
Second By:	R. Grossklaus
Vote:	6 in favor, 0 opposed

I)

Address:	471-495 Broad Street
Historic District:	James Street Commons
Application#:	H15-132
Application Date:	09/17/2015
Applicant:	Thomas Schneider (President Bergen Sign Company)
Owner:	Washington Park Fidelco LLC
Description of Work:	To remove three 315.25 sq. ft. signs & install three new signs 230.4 sq. ft. Reading Audible, sign will be in same locations using same power & mounting system. Letters are illuminated.
Decision:	Approved
Motion By:	R. Grossklaus
Second By:	D. Scotland
Vote:	6 in favor, 0 opposed

j)

Address:	278 Highland Avenue
Historic District:	Forest Hill
Application#:	H15-133
Application Date:	09/17/2015
Applicant:	Roof 4 Roof
Owner:	Joe Garcia
Description of Work:	To remove existing asphalt shingles, ice and water shield use FCH paper, will use atlas pinnacle pristine lifetime shingles.
Decision:	Approved
Motion By:	D. Robinson
Second By:	R. Partyka
Vote:	6 in favor, 0 opposed

k)

Address:	222-228 Ballantine Parkway
Historic District:	Forest Hill
Application#:	H15-134
Application Date:	09/18/2015
Applicant/Owner:	Montclair WHS, LLC (Christopher Goodson)
Description of Work:	To install one additional concrete pad with two compressors, and eight windows to replace missing or broken windows.
Decision:	Approved with conditions
Conditions:	For staff review clearly indicate which windows to be replaced, windows must match existing, overall plan of renovation, remove existing concrete pad in front yard.
Motion By:	D. Robinson
Second By:	D. Scotland
Vote:	6 in favor 0 opposed

l)

Address:	524-526 Highland Avenue
Historic District:	Forest Hill
Application#:	H15-135
Application Date:	09/21/2015
Applicant/Owner:	Cesar Gonzalez (Ay & Cee Associates)
Description of Work:	To install new foam insulation & vinyl siding on top of existing damaged wood clapboard. Installing window shutters (Black) Applicant has already completed work on the front of the house with Vinyl siding.
Decision:	Adjourned to November 4 th Meeting - Applicant did not shw

m)

Address:	59 Market Street
Historic District:	Four Corners
Application#:	H15-137
Application Date:	09/22/2015
Applicant/Owner:	MCE Holdings, LLC
Description of Work:	To install sign on Market St black aluminum with gold vinyl lettering on an aluminum frame bolted to the building, identical second sign on University Ave, both signs illuminated with 3 gooseneck light (Black) one sign of

	identical materials on Market St. at the street level at the entrance with the building address.
Decision:	Adjourned to November 4th meeting- Applicant agreed to review plans and resubmit

n)

Address:	140-142 Pomona Avenue
Historic District:	Weequahic Park
Application#:	H15-138
Application Date:	09/22/2015
Applicant:	Dolores Barraza
Owner:	EBA Properties, LLC
Description of Work:	To install new double hung vinyl windows. Owner had already replaced windows on the first floor. Other windows are already vinyl.
Decision:	Adjourned to November 4 th meeting - Applicant did not show

o)

Address:	20-22 Weequahic Avenue
Historic District:	Weequahic Park
Application#:	H15-140
Application Date:	09/23/2015
Applicant/Owner:	Thalia Brownridge / Dewayne Smith
Description of Work:	To remove leaking and algae infested shingles to be replaced with new Sovereign series shingles, replacing the gutters & down pipes.
Decision:	Approved with conditions
Conditions:	To be review by staff: 3 rd floor window and dormer siding material.
Motion By:	R. Grossklaus
Second By:	D. Scotland
Vote:	6 in, favor 0 opposed

p)

Address:	30-32 Pomona Avenue
Historic District:	Weequahic Park
Application#:	H15-141
Application Date:	09/23/2015
Applicant/Owner:	Stefan N. Hipley
Description of Work:	To replace existing asphalt shingles with Timberline Architectural Shingles color slate. Replacing 5" gutters and downspouts.
Decision:	Approved
Motion By:	R. Partyka
Second By:	A. Smith
Vote:	6 in favor, 0 opposed

q)

Address:	15-17 James Street & 23-27 Washington Street
Historic District:	James Street Commons
Application#:	H15-142
Application Date:	09/23/2015

Applicant:	Michael Cioban AIA of Mikesell & Associates
Owner:	James and Washington Street Holdings, LLC
Description of Work:	Interior renovations, new signage and cleaning and repairing the exterior of the building.
Decision:	Approved with conditions
Conditions:	Details of layout of lighted glass sign panel must be shown, detail specification of screen, any interior covering of windows to be reversible, arching detail mounting.
Motion By:	R. Grossklaus
Second By:	A. Smith
Vote	5 in favor, 0 opposed

r)

Address:	28-46 Irving Turner Blvd
Historic District:	Newark Landmarks
Application#:	H15-150
Application Date:	10/08/2015
Applicant/Owner:	Archdiocese of Newark
Description of Work:	Demolition of former Queen of Angels Church and school accessorial building. The building has been in disuse and is no longer structurally sound.
Decision:	Adjourned to November 4 th meeting, incomplete application

6. Adjournment 10:36:01 PM