

NEWARK LANDMARKS & HISTORIC PRESERVATION COMMISSION
REGULAR PUBLIC MEETING

MEETING MINUTES

Regular Public Meeting- Wednesday November 4, 2015
6:21:04- 11:23:54 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: 6:22PM

In attendance were Commissioners: Mikesell, Grossklaus, Scotland, Robinson, Benavente, Hartman, and Bey
Commissioners: Partyka, Moten, and Smith were not present. Commissioner Hartman arrived at 6:44:20 PM.
The meeting was staffed by Perris Straughter, Walford Enniss, and Kevlin Taylor

Approval of Minutes of October 4, 2015:

Approved
Motion made by Commissioner: Grossklaus
Second Motion made by Commissioner: Scotland
Ayes: Commissioners: Mikesell, Scotland, Hartman, Grossklaus, Benavente, and Bey
Abstentions: Commissioner: Benavente
6- In favor 0-Opposed, 1- Abstentions

Communications:

Guidelines for slate replacement
Guidelines for mitigations related to demolition of historic structures

Report on Enforcement Actions in Historic District:

None

Old Business:

a)

Address:	408 Clifton Avenue
Historic District:	Forest Hill
Application#:	H15-102
Application Date:	08/10/2015
Applicant:	John Gagliano
Owner:	Antonino Gagliano
Description of Work:	To replace old windows, repair front steps and repaint house.
Decision:	Approved with Conditions
Conditions:	Exterior framing to remain, wood columns fitted to match original, steps in front, must be brick, must return to make an application for the door, front windows be wood 6/1 and not aluminum.
Motion By:	R. Grossklaus
Second By:	F. Bey
Vote:	7-0 in favor opposed

b)

Address:	59-61 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:	Postponed to December 2 nd , 2015 meeting
Motion By:	R. Hartman
Second By:	D. Scotland
Vote:	7 in favor 0 opposed

c)

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:	Approved with conditions
Conditions:	Remove vinyl from front remove foam from sides, wood clapboard on front and sides, vinyl siding ok for the rear.
Motion By:	D. Scotland
Second By:	S. Benavente
Vote:	7-in favor 0 opposed

d)

Address:	28-46 Irving Turner Boulevard
Historic District:	Historic 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:	Approved for demolition
Conditions:	Mitigation required: 10% of demolition costs inclusive of activities to save resources w/in the church. Costs and proof of mitigation to be presented to staff.
Motion By:	R. Grossklaus
Second By:	F. Bey
Vote:	6 in favor 1 opposed

New Business:

e)

Address:	477-479 Ridge Street
Historic District:	Forest Hill
Application#:	H15-125
Application Date:	09/09/2015
Applicant/Owner:	Ivan Cabrera
Description of Work:	Replacing 1 0' x 6" iron gate, home currently has aluminum trim around several windows, seeking to install on all windows.
Decision:	Approved with Conditions
Conditions:	Site plan to show current gate verses new gate staff review, trim shall not be covered, wood trims to be sanded and painted.
Motion By:	R. Hartman
Second By:	D. Scotland
Vote:	7 in favor 0 opposed

f)

Address:	286-288 Verona Avenue
Historic District:	Forest Hill
Application#:	H15-129
Application Date:	09/11/2015
Applicant/Owner:	Natividad de Jesus Molina
Description Of Work:	To remove metallic fence and replace with wall cinderblock 16x8x10, rebuilding front steps using cinderblock and limestone, replacing gate to metal gate covered in stucco finish.
Decision:	Applicant was absent

g)

Address:	570 Parker Street
Historic District:	Forest Hill
Application#:	H15-136

Application Date:	09/22/2015
Applicant:	Luis Ramos
Owner:	Benedictine Abbey of Newark
Description of Work:	Remove existing patio of stone & concrete in backyard, installing new paver patio 12' x 12", removing existing wood fence, installing new vinyl fence (white), also new vinyl gate.
Decision:	Approved with conditions
Conditions:	5 foot high fence, Staff review of wood fence painted white with some transparency if possible.
Motion By:	D. Scotland
Second By:	F. Bey
Vote:	7 in favor 0 opposed

h)

Address:	838 Lake Street
Historic District:	Forest Hill
Application#:	H15-147
Application Date:	10/05/2015
Applicant:	Custom Fabs Inc
Owner:	John Manochio
Description of Work:	Replacing entire roof with timberline charcoal GAF, replacing gutters.
Decision:	Approved
Motion By:	S. Benavente
Second By:	F. Bey
Vote:	7 in favor 0 opposed

I)

Address:	72 Chancellor Avenue
Historic District:	Weequahic Park
Application#:	H15-152
Application Date:	10/08/2015
Applicant:	Daphne Thomas Jones
Owner:	Esther V & Payton R. Thomas
Description of Work:	Repaving driveway with new blacktop, replacing 3 broken & uneven stairs of the front entrance, removing damaged glass-paned and wood-trimmed walls, window will be framed in vinyl/ aluminum.
Decision:	Approved with conditions
Conditions:	Door and railing to be submitted for staff review
Motion By:	F. Bey
Second By:	S. Benavente
Vote:	6 in favor 1 opposed

j)

Address:	736 Lake Street
Historic District:	Forest Hill
Application#:	H15-153
Application Date:	10/14/2015
Applicant:	Michael Tarjia
Owner:	Fron Frosly
Description of Work:	Removing slate roof and applying GAF timberline HD architectural shingles, removing slate off dormer, proposing to use white siding, replacing gutters.
Decision:	Approved with conditions
Conditions:	Slate siding on dormer to remain

Motion By:	D. Robinson
Second By:	R. Hartman
Vote:	7 in favor 0 opposed

k)

Address:	629-631 Parker Street
Historic District:	Forest Hill
Application#:	H15-154
Application Date:	10/15/2015
Applicant:	Egnaldo Peregrine
Owner:	Ann Perez
Description of Work:	Replacing entire roof with timberline shingles, installing new gutters.
Decision:	Approved
Motion By:	S. Benavente
Second By:	F. Bey
Vote:	7 in favor 0 opposed

l)

Address:	92-94 Washington Street
Historic District:	James Street
Application#:	H15-157
Application Date:	10/19/2015
Applicant/Owner:	Mc Carter Highway Properties, LLC
Description of Work:	Proposed use of subject property for surface parking in conjunction with existing adjacent lot, replacing fence, installation of landscaping and signage.
Decision:	Denied
Motion By:	R. Hartman
Second By:	F. Bey

m)

Address:	24-26 Central Avenue
Historic District:	Military Park Commons
Application#:	H15-158
Application Date:	10/19/2015
Applicant/Owner:	Mc Carter Highway Properties, LLC
Description of Work:	Proposed use of subject property for surface parking in conjunction with existing adjacent lot, replacing fence, installation of landscaping and signage.
Decision:	Adjourned to December 2 nd , meeting

n)

Address:	17-43 Essex Street AKA 60-92 University Avenue
Historic District:	James Street Commons
Application#:	H15-159
Application Date:	10/21/2015
Applicant/Owner:	Rutgers University
Description of Work:	Proposal to erect a 16 foot high guard post/booth on an existing parking lot.
Decision:	Adjourned to December 2 nd , meeting

o)

Address:	679-705 Broad Street
Historic District:	Military Park Commons
Application#:	H15-160

Application Date:	10/21/2015
Applicant/Owner:	Prudential Insurance Company of America
Description of Work:	Proposal to erect a bus shelter on a private street.
Decision:	Adjourned to December 2 nd , meeting

p)

Address:	116 Halsey Street
Historic District:	Military Park Commons
Application#:	H15-161
Application Date:	10/21/2015
Applicant:	Koresh H. Sion
Owner:	The Prudential Insurance Company of America
Description of Work:	New sign
Decision:	Adjourned to December 2 nd , meeting

6. Adjournment 11:23:54 PM