

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

MEETING MINUTES

Regular Public Meeting- Wednesday February 3, 2016
6:28:32- 8:53:48 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 Commission was called to order by Chairman William Mikesell at 6:28:32 PM

Roll Call: 6:29:43 PM

In attendance were Commissioners: Mikesell, Benavente, Bey, Smith, Partyka, and Hartman

Commissioners: Scotland, Moten, Robinson, and Grossklaus were not present.

The meeting was staffed by: Kevlin Taylor, Walford Ennis, and Shawna Ebanks

Approval of Minutes of December 2, 2015:

Approved

Motion made by Commissioner: Bey

Second Motion made by Commissioner: Benavente

Ayes: Commissioners: Mikesell, Smith, Benavente, and Bey

Abstentions: Commissioner: Hartman, Partyka

4- In favor 0-Opposed, 2- Abstentions

Communications:

None

Report on Enforcement Actions in Historic District:

Chairman Mikesell had concerns about the NJ Central Railroad Terminal Building located at 834-836 Broad Street, the building was sold by the Housing Authority, and Chairman Mikesell will follow up with the Director about the acquisition.

New Business:

a)

Address:	24-26 Central Avenue
Historic District:	Military Park Commons (Block 18)
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:	Approved with conditions
Conditions:	Landscaping and Fencing plans to be submitted for Staff approval. (1) Provide a 3ft landscaping buffer strip along Central Avenue. (2) Provide samples of the wooden fence and submit planting schedule.
Motion By:	A. Smith
Second By:	R. Partyka
Vote:	5-in favor 1 opposed

b)

Address:	761-769 Broad Street
Historic District:	Four Corners (Block 55)
Application#:	H15-179
Application Date:	12/14/2015
Applicant/Owner:	765 Broad C, LLC c/o Berger Organization, LLC
Description of Work:	Applicant wants to erect 2 signs, One double sided monument sign, 10ft high, including one foot base, and 4ft wide. The overall sign area will measure 36 sq. ft. on each side. One double sided flag sign is proposed to be attached to the Bank St façade which will measure 8ft. in height and 2 ½ ft. wide overall sign area will measure 20 sq. ft. on each side.
Decision:	Adjourned to March 2016 (Incomplete)

c)

Address:	277-283 Montclair Avenue
Historic District:	Forest Hill (Block 808)
Application#:	H15-183
Application Date:	12/22/2015
Applicant/Owner:	George Fernandez
Description Of Work:	Removing & replacing all windows and trims, replacing entire roof with asphalt shingles, removing existing front porch, replacing siding with vinyl siding, installing fire escape from 3 rd to 2 nd floor and an adjustable ladder from 2 nd floor to ground, also interior work.
Decision:	Adjourned to March 2016 (Incomplete)

d)

Address:	92-94 Washington Street
Historic District:	James Street (Block 20)
Application#:	H16-002
Application Date:	01/13/2016
Applicant/Owner:	Edison University Properties, LLC
Description of Work:	Proposed use of subject property for surface parking in conjunction with existing adjacent lot (14, 15,21,23,25, and 31) .The project includes installation of 4'black

	metal decorative fence around entire property, installation of an entrance/exit on Bleeker Street, plantings at entrance/exit, repairing existing sidewalk installation of new trees on Bleeker Street.
Decision:	Approved with conditions
Conditions:	Contribution of \$5000 to the Historic Preservation Fund, landscaping plans/details to be submitted for Staff approval .Work with City Staff and City Council to beautify other Edison Parking properties throughout the City of Newark
Motion By:	A. Smith
Second By:	S. Benavente
Vote:	3 in favor 2 opposed

e)

Address:	48-50 Branford Place
Historic District:	Four Corners (Block 59)
Application#:	H16-006
Application Date:	01/19/2016
Applicant/Owner:	48 Branford Place Associates, LLC
Description of Work:	Proposing to legalize an existing 53,690 Sq. Ft 2 story brick building currently being used as a parking garage on mezzanine, second floor and roof floor, The basement will be converted into a public garage, first floor retail and mezzanine retail space will remain. The second floor an artist gallery, front facade will be improved
Decision:	Adjourned to March 2016 (Incomplete)

f)

Address:	635-677 Broad Street (AKA 72 Halsey St)
Historic District:	Military Park (Block 51)
Application#:	H16-007
Application Date:	01/20/2016
Applicant:	Young Park (President)
Owner:	The Prudential Insurance Company of America
Description of Work:	Proposing for new sign. Blade sign aluminum box with plastic faces navy blue vinyl will be applied as 2 nd surface 6'-3/8" bolts and nuts will be used for mounting.
Decision:	Adjourned to March 2016 (Applicant Absent)

g)

Address:	729-737 Broad Street
Historic District:	Four Corners (Block 53)
Application#:	H16-008
Application Date:	01/20/2016
Applicant:	Adam Heaven (Dir of Property Management)
Owner:	Sol Goldman (CDC Newark Associates c/o Jewel Management Corp)
Description of Work:	Renovation of exterior building façade and installation of new signage on Broad St, Academy St and Raymond Blvd.
Decision:	Approved with conditions
Conditions:	Applicant must provide illustrations addressing all facades facing public Streets, place clear windows on the storefront corners and change window materials for the front façade, provide sample materials, construction details, and dimensions of the bulkhead for Staff review.
Motion By:	F. Bey
Second By:	R. Partyka
Vote:	5 in favor 1 opposed

6. Adjournment 8:40:05 PM