

Landmarks and Historic Preservation Commission
C/O Division of Planning, Zoning and Sustainability
920 Broad Street, Room 112
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Dave Robinson
Acting Chairperson

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

MEETING MINUTES

Regular Public Meeting- Wednesday May 4, 2016
6:16:41- 9:44 PM

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

Certification of Publication:

Acting Chairperson Dave Robinson 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 Acting Chairperson Dave Robinson at 6:16:41 PM

Roll Call: 6:18:10 PM

In attendance were Commissioners: Robinson, Benavente, Bey, Partyka, Grossklaus, Hartman and Smith.

Commissioners: Moten was not present.

The meeting was staffed by: Kevlin Taylor, Walford Enniss, and Shawna Ebanks (Consultant-Nishuane Group)

Appointment of Acting Chairperson: Dave Robinson

Approved:

Motion made by Commissioner: Grossklaus

Second Motion made by Commissioner: Partyka

Ayes: Commissioners: Grossklaus, Benavente, Smith, Bey, & Partyka
5 in favor 0-opposed

Approval of Minutes of April 6, 2016:

Approved

Motion made by Commissioner: Grossklaus

Second Motion made by Commissioner: Partyka

Ayes: Commissioners: Partyka, Benavente, Grossklaus & Bey,

Abstentions: Commissioner: Smith

4- In favor 0-Opposed, 1- Abstention

Communications:

None

Report on Enforcement Actions in Historic District:

None

New Business:

a)

Address:	287-293 Grafton Avenue
Historic District:	Forest Hill (Block 785)
Application#:	H16-029
Application Date:	03/17/2016
Applicant:	Melissa Weslei
Owner:	Jorge Mercado
Description of Work:	Installation of roof mount solar including 59-275 N panels, 2 inverters, 1- 6000 KW inverter and 1 7,600 KW inverter, 1 16,225 KW PV solar system.
Decision:	Applicant agreed to Adjourned to the next available meeting to review location of Solar Panels.

b)

Address:	609-633 Broad Street
Historic District:	Military Park Commons (Block 18)
Application#:	H16-034
Application Date:	03/24/2016
Applicant/Owner:	609 Broad Street, LLC
Description Of Work:	Applicant wants to install temporary and removable window, also additional signage design for the Halsey Street second floor banner signage.
Decision:	Applicant ask to be Adjourned to the June 1 st Regular Meeting

c)

Address:	614-618 Highland Avenue
Historic District:	Forest Hill (Block 757)
Application#:	H16-039
Application Date:	03/24/2016
Applicant:	Ayokunle Adedipe (Co-Owner)
Owner:	618 Highland Avenue LLC
Description of Work:	Applicant is proposing to change the color of the house from blue to a color within the historic guidelines, replacing windows for more energy efficient windows.
Decision:	Application deemed incomplete, applicant agreed to Adjourned to the Next regular Meeting of June 1 st ,2016

d)

Address:	803 Parker Street
Historic District:	Forest Hill (Block 841)
Application#:	H16-043
Application Date:	04/11/2016
Applicant:	Ironbound Contracting
Owner:	Angela Mota
Description of Work:	Applicant is replacing siding, insulating the inside walls, replacing gutters and

	shingles on roof.
Decision:	Applicant was absent Adjourned to the June 1 st Regular Meeting

e)

Address:	524-526 Highland Avenue
Historic District:	Forest Hill (Block 710)
Application#:	H16-044
Application Date:	04/11/2016
Applicant:	Cesar Gonzalez
Owner:	Ay & Cee Associates
Description of Work:	Raising an existing dormer 2feet in rear attic, so as to have standing room.
Decision:	Approved
Motion By:	R. Partyka
Second By:	R. Grossklaus
Vote:	7 in favor 0 opposed

f)

Address:	524-526 Highland Avenue
Historic District:	Forest Hill (Block 710)
Application#:	H16-045
Application Date:	04/11/2016
Applicant:	Cesar Gonzalez
Owner:	Ay & Cee Associates
Description of Work:	Replacing front exterior door
Decision:	Approved with conditions
Conditions:	Submit color of paint with stain of new door for staff level approval
Motion By:	F. Bey
Second By:	A. Smith
Vote:	7 in favor 0-opposed

g)

Address:	58 Chancellor Avenue
Historic District:	Weequahic Park (Block 3683)
Application#:	H16-046
Application Date:	04/11/2016
Applicant/Owner:	Robert Russell
Description of Work:	Installing wrought iron fence 60ft long and 6 ft. high to replace with chain link fence. Fence was blown down in storm
Decision:	Approved
Motion By:	S. Benavente
Second By:	F. Bey
Vote:	7 in favor 0 opposed

h)

Address:	520 Broad Street
Historic District:	Military Park (Block 24)
Application#:	H16-052
Application Date:	04/19/2016
Applicant/Owner:	Broad Atlantic Associates, LLC
Description of Work:	Alteration to exterior first floor facade, adding exit & entrance doors on Broad St & Atlantic St.
Decision:	Approved
Motion By:	R. Partyka

Second By:	A. Smith
Vote:	7 in favor 0-opposed

I)

Address:	541 Ridge Street
Historic District:	Forest Hill (Block 684)
Application#:	H16-053
Application Date:	04/19/2016
Applicant:	Panel Dalce
Owner:	Natalie Roche
Description of Work:	Replacing vinyl Anderson windows & 100 series windows in the front, back and basement of house, replacing wooden handrails on the front steps, back structure stucco. The house will be painted Behr silver screen trim, Behr white paint.
Decision:	Approved with conditions
Condition:	Restore or replace existing windows, basement windows approved for vinyl windows, front porch handrails should be pressure treated'. Submit estimates for restoring windows side and front, use wood frame for front and side, paint windows and lattice white.
Motion By:	A. Smith
Second By:	F. Bey
Vote:	7 in favor 0-opposed

j)

Address:	679-705 Broad Street
Historic District:	Military Park (Block 52)
Application#:	H16-055
Application Date:	04/20/2016
Applicant:	Denise Acquaye (FASTSIGNS of Newark)
Owner:	Prudential Insurance Company
Description of Work:	Applicant is installing 24"high x 58" wide aluminum panels that will be LED lite from behind. (Water Cut Letters).
Decision:	Approved
Motion By:	R. Partyka
Second By:	S. Benavente
Vote:	6 in favor 0-opposed

k)

Address:	869-873 Broad Street
Historic District:	Four Corners (Block 57.04)
Application#:	H16-056
Application Date:	04/20/2016
Applicant/Owner:	869 Broad LLC
Description of Work:	Applicant is proposing to rehabilitate and convert the existing building into a mixed-use building consisting of ground floor retail and 37 residential units on upper floors.
Decision:	Approved with conditions
Conditions:	Applicant is to remove window lighting from design, conduct research on the enlarge details of the window.
Motion By:	R. Partyka
Second By:	F. Bey
Vote:	6 in favor 0-opposed

L)

Address:	40 Clinton Street
Historic District:	Four Corners (Block 145)
Application#:	H16-057
Application Date:	04/20/2016
Applicant:	Cecil H. Sanders Jr (President)
Owner:	Sandstone Associates. Inc.
Description of Work:	Applicant is seeking to convert from commercial office/retail into residential, adding four bedrooms and two bedrooms apartments from floor three through eight, a fire stair will be added using similar material to the building's exterior. 22 apartments in total.
Decision:	Approved with conditions
Conditions:	Applicant to design new staircase addition, different from the existing structure to be submitted for staff level approval, adjust apartment name sign to work within the transom of the entrance.
Motion By:	R. Hartman
Second By:	F. Bey
Vote:	6 in favor 0-opposed

M)

Address:	2 Center Street
Historic District:	Military Park (Block 125)
Application#:	H16-058
Application Date:	04/22/2016
Applicant:	Carle Dranoff, President Dranoff Properties
Owner:	New Jersey Performing Arts Center Corp
Description of Work:	Construction of a mixed use residential & retail project containing 245 residential units and approximately 17,500 sf of retail area. Project was originally granted historic Commission approval on 03-19-2014. Revision to facades is proposed.
Decision:	Approved
Motion By:	R. Grossklaus
Second By:	R. Hartman
Vote:	6 in favor 0-opposed

6. Adjournment 9:44 PM