

Landmarks and Historic Preservation Commission
C/O Division of Planning, Zoning and Sustainability
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Richard Partyka
Chairman

NEWARK LANDMARKS & HISTORIC PRESERVATION COMMISSION REGULAR PUBLIC MEETING

MEETING MINUTES

Regular Public Meeting- Wednesday February 1, 2017
6:20:12 - 8:29:43 PM

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

Certification of Publication:

Chairman Richard Partyka stated the notice for the meeting was published 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 Chairperson Richard Partyka at 6:21:10 PM

Roll Call: 6:20:30 PM

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

Commissioners: Moten, Smith and Woodridge were not present. Commissioner Hartman arrived at 6:45 PM.

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

Vote to adopt Minutes of January 1, 2017:

Motion made by Commissioner Grossklaus

Second Motion made by Commissioner Benavente

Ayes: Commissioners Partyka, Bey, & Miller

Abstentions: None

5- In favor 0-Opposed, 0- Abstentions

Communications:

A letter was received from the State of New Jersey for a formal certification of eligibility for the Dietz Building, located at 60-64 Union Street.

Report on Enforcement Actions in Historic Districts:

The Commissioners expressed concern for 40 Rector St, Former Newark Science High School, in regard to demolition of the entire structure without the proper permits. The Commission requested a letter be sent to the developer requesting their appearance at the next public hearing and Code Enforcement issuance of a stop work order.

Old Business:

a)

Address:	40-50 Vesey Street; 1-15 Hermon Street; 115-123 Chestnut Street
Historic District:	Murphy Varnish Works (Historic District)
Application#:	H17-002
Application Date:	11/18/2016
Applicant/Owner:	Chestnut Global Enterprises, LLC
Description of Work:	The LHPC approved the structure on the site to be demolished in 2008. As a condition of approval for the demolition, the Commission required approval of the design for the replacement structure. In 2008 the LHPC approved the design of the replacement structure and the developer is now seeking approval of an amended design (i.e. to increase the height and remove the commercial component on the first floor).
Decision:	Applicant asked to be adjourned to next meeting of March 1, 2017.

b)

Address:	685 Ridge Street
Historic District:	Forest Hill
Application#:	H16-182
Application Date:	12/09/2016
Applicant:	Edgardo Nieves
Owner:	Ada Jarquin
Description of Work:	Applicant proposes to install vinyl siding on the entire house, replaces columns, railings and rotted wood on porch.
Decision:	Adjourned to next meeting of March 1, 2017. (Applicant was not present)

d)

Address:	528-532 Clifton Avenue
Historic District:	Forest Hill
Application#:	H16-196
Application Date:	12/21/2016
Applicant/Owner:	Steve Furman
Description of Work:	Applicant proposes to install windows and a patio door, which will look identical to the rest of the house windows and replace the porch screens.
Decision:	Adjourned to next meeting of March 1, 2017 (Applicant was not present)

New Business:

e)

Address:	85 University Avenue
Historic District:	James Street Commons
Application#:	H16-191
Application Date:	12/21/2016
Applicant:	Michael Manchello-Senior Director, Operations & Service
Owner:	Rutgers University-University Facilities
Description of Work:	Replacement of the remaining windows, one (1), on the side of the building and two (2) on the rear of the building and restorative concrete work.
Decision:	Adjourned to March 1, 2017 meeting, more information needed

f)

Address:	116 Washington Street
Historic District:	James Street Commons District (Downtown)
Application#:	H17-003
Application Date:	01/18/2017
Applicant/Owner:	Patrick J. Mc Govern
Description of Work:	Renovation of existing three (3) story brick clad building (vacant at present, previously utilized as ground floor commercial and residential above) and existing single story structure on the adjacent property (occupied, currently housing McGovern's Tavern at 58 New Street). Renovation and redesign will include expansion of tavern to occupy entire ground floor, a management office on the second floor and studio apartments for the remaining area on the second floor and entire third floor.
Decision:	Adjourned to March 1, 2017 meeting

g)

Address:	306 Martin Luther King Jr. Blvd
Historic District:	James Street Commons
Application#:	H17-004
Application Date:	01/19/2017
Applicant/Owner:	306 MLK Blvd. Urban Renewal Company, LLC
Description of Work:	Redevelopment of 306 MLK Jr. Blvd. - Adaptive reuse of former St. Michael's Hospital. Proposing change of use to office, school and art gallery.
Decision:	Approved with conditions
Conditions:	Applicant shall submit to NLHPC design review committee the following: Handicap railing and ramp design and materials, roof materials and color, mechanic's screening: materials, location and design, signage design, color and materials, window tint, material, and design. Applicants should provide findings from the color analysis of brick façade; additionally the applicant must provide details of the storefront doorway, material and color.

Motion By:	D. Robinson
Second By:	R. Hartman
Voted:	6 in favor, 0-opposed

h)

Address:	223-225 Washington Street
Historic District:	Four Corners
Application#:	H17-006
Application Date:	01/19/2017
Applicant/Owner:	NTJB Andros, LLC
Description of Work:	Applicant is proposing to make changes to the upper floors of both buildings from commercial to residential, expanding the existing roof with mansard dormer finished in standing seam with two new windows on the third floor.
Decision:	Approved as presented. All other work not included in this application must be submitted to the Commission for final approval
Motion By:	R. Hartman
Second By:	R. Grossklaus
Voted:	5 in favor 0- opposed

6. Adjournment 8:29:43PM