

**HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING DECEMBER 8, 2015**

**ROLL CALL:**

Mark Sharp, Chair (7:06 pm)  
Laly Espinoza Kuga, Vice Chair  
David Danois (excused)  
Scott Lamperti  
Wendy Schaefer  
Curt Climes, Alternate 1 (excused)  
Katherine Miller, Alternate 2  
John P. Kaplan, Esq., Associate Borough Attorney

Also present recording secretary Stephanie Sherwood.

Call to order at 7:05 pm. Ms. Kuga read the Compliance Statement.

**NEW APPLICATIONS**

**COA 01-12-08-2015, 2-4 Rockview Avenue.** Robert Caruso was sworn in. Explaining that he was not aware that his mother's house was located within the historic district, Mr. Caruso advised that he had removed the bluestone slate sidewalk in front of his mother's house and had installed a concrete sidewalk. He further explained that he had received a notice of violation from the town and would like to correct same.

Walter Deets, 945 River Road, Hillsborough, NJ, voiced his support of Mr. Caruso's application and noted that the concrete sidewalk should remain as the house is not historic in nature.

Steven Romeo, 16 Rockview Avenue, North Plainfield, commented that the bluestone sidewalk had been in good condition prior to removal and urged for correction of the violation.

Ms. Kuga made a motion to deny Application 01-12-08-2015 for 2-4 Rockview Terrace as presented by Mr. Caruso. Do not approve the removal of the slate sidewalk and the installation of a concrete sidewalk.

Seconded by Ms. Schaefer with Roll Call as follows:

Ayes: Kuga, Lamperti, Schaefer, Miller

Abstain: Sharp

Motion carried 4-0-1.

Ms. Kuga advised that the Certificate of Appropriateness would be ready within 7-10 business days.

**COA 02-12-08-2015, 97 Mercer Avenue.** Benjamin Levine was sworn in. Mr. Levine advised that he had received an emergency approval to repair several leaks to the existing slate roof and to replace the wood front stairs.

There were no questions from the audience regarding the application.

Ms. Schaefer made a motion to approve Application 02-12-08-2015 for 97 Mercer Avenue as presented by Mr. Levine. Work which has already been done consisted of replacing the missing slate roof shingles in kind and replacing the rotted wood at rear of roof in kind; installing an ice and water shield on the roof; replacing the wood riser on the front porch steps in kind.

Seconded by Ms. Kuga with Roll Call as follows:

Ayes: Kuga, Lamperti, Schaefer, Miller

Abstain: Sharp

Motion carried 4-0-1.

Mr. Sharp advised that the Certificate of Appropriateness would be ready within 7-10 business days.

**COA 03-12-08-2015, 21 and 22-24 Rockview Avenue.** Kathryn Kopp, Esq., Law Office of Peter U. Lanfrit, LLC and Michael Testa, Michael V. Testa Architect, LLC were sworn in. Mr. Testa presented the plans for the additions to the buildings.

Mr. Lamperti requested the incorporation of the mansion's architectural design as the new model appears much too contemporary. Ms. Schaefer suggested a tudor style which would be complimentary to the original mansion.

Steven Romeo, 16 Rockview Avenue, North Plainfield, shared his displeasure over the removal of an approximate five foot section of the original stone wall which surrounds the mansion. He urged for the inclusion of some of the architectural elements of the original mansion to the new construction.

Steve Coangelo, 20 Rockview Avenue, North Plainfield, explained that one of the main reasons he had purchased his home was the beauty of the mansion. He urged for the inclusion of those unique architectural elements to the new building.

Ms. Kuga urged for the preservation of the gardens on the property.

Ms. Schaefer made a motion to deny Application 03-12-08-2015 for 21 and 22-24 Rockview Avenue as presented by the Yeshiva Tiferes Boruch, Inc. and Peter Lanfrit, Esq. Do not approve the 674 square foot first floor addition, the 6,634 square foot second floor addition or the 2,883 square foot attic addition.

Seconded by Ms. Kuga with Roll Call as follows:

Ayes: Kuga, Lamperti, Schaefer, Miller

Abstain: Sharp

Motion carried 4-0-1.

Mr. Sharp advised that the Certificate of Appropriateness would be ready within 7-10 business days.

## **PUBLIC COMMENT**

Steven Romeo, 16 Rockview Avenue, North Plainfield, inquired after how and why the owners of 40-42 Washington Avenue had been permitted to construct two two-family houses without first obtaining a certificate of appropriateness. Responding to Mr. Romeo, Mr. Sharp explained that although the owners should have appeared before the Commission, they had not. He further explained that Mr. Hollod had assured that Mr. Klein would work with the contractor in an effort to incorporate some historic architectural features to the houses. Voicing his displeasure with the situation, Mr. Sharp reminded that the previous owner had wanted to subdivide the lot and construct two two-family homes and she was told that she may only rebuild a single family home.

Ms. Sherwood had submitted copies of the minutes of the Regular Meetings of June 16, 2015, August 11, 2015, and October 20, 2015.

Regular Meeting of June 16, 2015:

Ayes: Kuga, Lamperti, Miller

Abstain: Schaefer, Sharp

Regular Meeting of August 11, 2015:

Ayes: Lamperti, Miller, Sharp

Abstain: Kuga, Schaefer

Regular Meeting of October 20, 2015:

Ayes: Lamperti, Schaefer, Sharp

Abstain: Kuga, Miller

Motion to adjourn by Mr. Sharp, seconded by Ms. Schaefer and on voice vote carried unanimously.

Meeting adjourned at 8:53 pm.