

**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING JANUARY 22, 2019**

ROLL CALL

Katherine Miller, Chair
Wendy Schaefer
Laly Espinoza Kuga (absent – excused)
Scott Lamperti
Janice Allen (absent – excused)
Steve McIntyre, Alternate No. 1
Sherlock Bender, Alternate 2 (absent – excused)

Also present:

Dominic DiYanni, Esq., Associate Borough Attorney
Stephanie Sherwood, Recording Secretary

Call to order at 7:08 pm. Ms. Miller read the Compliance Statement.

Mr. DiYanni administered the Oath of Office to Commission members Lamperti and McIntyre.

NEW APPLICATIONS

COA 02-01-22-2019, 14 Willow Avenue. Chris and Jennifer Dowden, 109 Hickson Drive, New Providence, NJ 07974, were sworn in. Mr. Dowden explained that the top roof had leaked in several areas and would need to be replaced. One of the Yankee gutters had severely deteriorated and recently fell off the house. Several rotted wood framed windows would need to be repaired and/or replaced as well, he concluded.

There were no questions from the audience.

Ms. Schaefer made the following motion on Application 02-01-22-2019 for 14 Willow Avenue as presented by Chris and Jennifer Dowden.

Work to be done at 14 Willow Avenue:

We do approve the following work:

- Install rubber flat roof to the top roof.

- Repair and/or replace any damaged sections of the existing slate roof with slate to match the design and pattern of original existing slate roof.
- Repair and/or replace Yankee gutters, soffits and decorative molding in kind to match original. Any Bargeboard, Corner Boards, Dentil Molding, Soffits, Turret detail must be repaired and/or replaced in kind. Yankee gutters may be lined with rubber with a copper drip edge.
- Repair and/or replace any damaged wood framed windows in kind including the trim and molding to match existing.
- Repair siding to match existing.

***Work is to be completed within six months or applicant shall notify the secretary by July 12, 2019 to be added to the July 23, 2019 agenda to provide a status report.**

Seconded by Mr. Lamperti and on Roll Call carried all four voting aye.

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

COA 01-01-22-2019, 44 Grove Street. Jose Solis was sworn in. Ms. Miller explained that a certificate of appropriateness must be obtained prior to making changes to the exterior of the home. Explaining that the original door was broken and difficult to secure properly, Mr. Solis advised that he removed it and replaced it with a modified frame and smaller panel door. All members agreed that the original door size must be matched when a new door is installed.

There were no questions from the audience.

Ms. Miller made the following motion on Application 01-01-22-2019 for 44 Grove Street as presented by Jose Solis.

Work to be done at 44 Grove Street:

We do not approve:

- The unauthorized/unapproved removal of the existing Oak 54 ¼ x 90 double entry doors.
- The unauthorized/unapproved installation of the 36 x 80 panel door and modified frame.

We do approve:

- Removal of unauthorized/unapproved 36 x 80 panel door and modified frame.

- Installation of wood framed double entry exterior doors or wood framed single door either of which shall be the same overall size as the original doors and frame. A two door configuration shall have two raised panels at the top and bottom and glass in the center of each door. A single door configuration shall have four raised panels at the top and bottom and glass in the center. Hardware shall be appropriate to the age of the house.

***Work is to be completed within four months or applicant shall notify the secretary by May 17, 2019 to be added to the May 28, 2019 agenda to provide a status report.**

Seconded by Ms. Schaefer and on Roll Call carried all four voting aye.

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

APPROVAL OF MEETING MINUTES

Regular Meeting of December 18, 2018: All in favor.

PUBLIC COMMENT

Bassem ElSayed, 606 North Washington Avenue, Dunellen, NJ 08812, explained that he may need to replace the windows at 75 Mercer Avenue after high levels of lead had been detected. He further explained that he would need to follow all EPA and State DCA guidelines. The Commission members stressed that all of the windows would need to be replaced in kind to preserve the architectural integrity of the home.

EXECUTIVE SESSION

Mr. DiYanni advised that the commission would convene in Executive Session under the Open Public Meetings Act to discuss one (1) item under the Attorney/Client Privilege and/or Pending Litigation- State vs. Leary, Complaint Number SC-2018-012986. Mr. DiYanni further advised the Commission that no formal action would be taken with regards to this topic at the conclusion of the Executive Session once the Commission goes back to the public portion of the meeting.

Ms. Schaefer moved that the Commission convene in Executive Session, seconded by Ms. Miller and on Roll Call carried unanimously.

The commission recessed for an Executive Session at 8:29 p.m.

Ms. Miller moved that the Commission return from Executive Session to Open Session, seconded by Ms. Schaefer and on Roll Call carried unanimously.

The meeting reconvened with all four (4) Commission members present as before at 8:52 p.m.

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

Meeting adjourned at 8:53 pm.