

**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING FEBRUARY 19, 2019**

ROLL CALL

Katherine Miller, Chair
Wendy Schaefer
Laly Espinoza Kuga
Scott Lamperti
Janice Allen (7:07 pm)
Steve McIntyre, Alternate No. 1 (absent – excused)
Sherlock Bender, Alternate 2 (7:05 pm)

Also present:

Stephanie Sherwood, Recording Secretary

Call to order at 7:02 pm. Ms. Miller read the Compliance Statement.

INFORMATIONAL MEETINGS

1. **35 Grove Street** – Vishal Pujara, 1A Blue Ridge Avenue, Green Brook, NJ 08812. Mr. Pujara reported on the continued renovations and repairs to his home at 35 Grove Street. A discussion ensued regarding the use of vinyl windows to replace four (4) of the wood windows on the first floor of the house. Citing 22-122.10a-3 of the Borough Code, the Commission members agreed that a material change in the exterior of the structure would require a certificate of appropriateness.

2. **28 Washington Avenue** – Bill Meyers, the contractor, was present. Referring to the guidelines set forth in COA 01-11-01-2017, the Commission affirmed that the windows must be replaced in kind to preserve the architectural details of the original windows. Mr. Meyers presented a sample wood framed window which the Commission agreed would be satisfactory with a top diamond pattern.

NEW BUSINESS

1. **Discussion on Grant Applications with Peter Primavera** – K.M. Ms. Miller noted that Mr. Primavera would be unable to attend the meeting. She announced that she would begin work on a new grant application for the following project: Washington Park Historic District Design Guidelines.

2. **Discussion on Windows** – K.M. Ms. Miller announced that a representative from Anderson Windows would be present at the March 26, 2019 meeting.

3. **35 Rockview Avenue** – K.M. Ms. Miller reported that the owner of 35 Rockview Avenue would like to apply for a variance to convert the carriage house to livable space. She presented draft plans for the carriage house. The Commission opted to postpone discussion until the Board of Adjustment hears the variance application.

PUBLIC COMMENT

Frank D'Amore, 40 Willow Avenue, commenting on the potential sale of 3 Myrtle Avenue, requested that a Municipal Certificate of Compliance be issued only after confirmation that all requirements of COA 01-05-30-2017 had been met. Ms. Miller assured that lists of required repairs were given to potential buyers. Mr. D'Amore inquired after the lack of Construction Official reports as mandated in 22-122.13d of the Borough Code.

APPROVAL OF MEETING MINUTES

Regular Meeting and Executive Session of January 22, 2019:

Aye: Lamperti, Schaefer, Miller

Abstain: Allen, Kuga, Bender

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

Meeting adjourned at 8:42 pm.