

**HISTORIC PRESERVATION COMMISSION
REGULAR (virtual) MEETING January 31, 2023**

ROLL CALL

Janice Allen
Peter Beckman
Sherlock Bender (7:08 pm)
Stephen Harlan
Scott Lamperti (Absent)
Steve McIntyre
Katherine Miller

Also present:

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

Call to order at 7:04 pm. Ms. Sherwood read the Compliance Statement.

Mr. DiYanni called for nominations for Chair of the Historic Preservation Commission for the year 2023. Ms. Allen nominated Ms. Miller, seconded by Mr. McIntyre and on roll call carried unanimously. Ms. Miller accepted and assumed the Chair.

Ms. Miller then nominated Mr. McIntyre for Vice Chair of the Historic Preservation Commission for the year 2023, seconded by Ms. Allen and on roll call carried unanimously. Mr. McIntyre accepted.

APPROVAL OF MEETING MINUTES

Minutes of the Regular Meeting of March 22, 2022:

Aye: Allen, Beckman, Bender, Miller
Abstain: Harlan, McIntyre

Minutes of the Regular Meeting of April 19, 2022:

Aye: Allen, Bender, Harlan, McIntyre, Miller
Abstain: Beckman

Mr. McIntyre requested an amendment to the May 17, 2022 minutes, specifically the correction of the company name CertainTeed.

Minutes of the Regular Meeting of May 17, 2022, as amended:

Aye: Beckman, Harlan, McIntyre, Miller

Abstain: Allen, Bender

NEW BUSINESS

1. **Appointment of Architectural Review Committee members.** Ms. Miller explained that this three person committee may approve applications for minor repairs to homes. Mr. Bender made a motion to appoint Ms. Allen and Mr. McIntyre to the Architectural Review Committee. Motion seconded by Mr. Beckman and on roll call carried unanimously.

2. **Historic Preservation Ordinance amendment.** Ms. Miller reported that the Zoning Office requested a revision to Borough Code 22-122.4.7 Notification to New Property Owners. The existing ordinance requires a certified mailing of the ordinance to the seller, buyer, real estate agent and the attorney which is quite costly. The Zoning Office proposed eliminating the seller and real estate agent and only notifying the buyer and their attorney. Ms. Miller made a motion to allow for the amendment of the ordinance specifically removing the need to send a certified mailing of the ordinance to the seller and the real estate agent, subject to legal review. Motion was seconded by Mr. McIntyre and on roll call carried unanimously.

3. **112 Linden Avenue – Yeshiva Tiferes boruch. Applicants are scheduled to appear before the Planning Board at their March 22, 2023 meeting.** Ms. Miller reported that the Yeshiva made changes to the application they submitted to the Planning Board. The changes were significant enough that they will now need to appear before the commission for approval before the Planning Board will hear the application.

PUBLIC COMMENT:

Ms. Miller introduced Lindsay Thivierge and Treena Goodman from the New Jersey State Historic Preservation Office. Ms. Thivierge explained that monitoring local Historic Preservation Commission meetings from time-to-time is a part of the agreement with CLG communities. Ms. Allen shared her concerns with residents repairing their homes without first obtaining approval from the commission. Ms. Thivierge commented that this remains an issue State-wide and proposed reaching out to other CLG communities for their thoughts and suggestions.

Wendy Schaefer, 110 Willow Avenue, North Plainfield, reported that she had received several questions and concerns with the Yeshiva application, specifically that residents of the district were not pleased about the construction of a large brick building. Ms. Miller indicated that the change in the plans included the design and a smaller footprint. The roof line was altered and would need to be corrected. Responding to Ms. Schaefer's inquiry, Ms. Miller noted that a demolition of a structure would require approval. Noting that the gardens had been a lovely addition to the property, Ms. Allen recalled their original gardener was not paid and quit which led to their deterioration. Ms. Thivierge remarked that the commission may impose stipulations on landscaping in their certificates of appropriateness.

Motion to adjourn by Ms. Miller, seconded by Ms. Allen and on voice vote carried unanimously.

Meeting adjourned at 8:16 pm.