

**Township of Bloomfield
Historic Preservation Commission
Meeting Minutes – Tuesday, March 15, 2022
Meeting Held Remotely Via Zoom
Meeting commenced at approximately 7:00 PM**

I. Call to Order:

A. Reading of the Open Public Meetings Act.

B. Roll Call:

In attendance via Zoom were Chairman Gregory Babula, Vice Chairwoman Ann Hardy, Commissioners John DeBold, Joseph Barry, Ken Kenna, Peter Syak, Ruth Hodson and Mark Szep. Commissioner Karin Robinson was absent.

Also in attendance via Zoom:

Councilman Richard Rockwell, Commission Liaison

William C. Sullivan, Jr., Esq.

Bonnie N. Flynn, Planning Director

Anyela Lopez, Commission Secretary

Applicants and their professional(s) (listed below)

II. New Business:

Applications:

1. Application from Barbara Weiland regarding 74 Beach Street to replace five (5) windows, one (1) front door and (1) storm door. The Commission heard testimony from the property owner, Ms. Weiland, Ashely Munoz, and Robert Vanone of Renewal by Anderson, the project contractor. The applicant testified she replaced five (5) windows, a front door and storm door. The Commission expressed concerns about the color and design of the doors that were installed. Ms. Weiland agreed to replace the doors with a more traditional design. The outside door will be purple to match the color of the shutters, with white grill work. There will be a kick plate but no mail slot. The Commission concluded that the improvements will provide an upgrade to the home without a negative impact to the historic character of the area. A motion to approve the application was made by Commissioner Szep, seconded by Commissioner Barry, and all other members present were in favor of the motion.

2. Application from Carter and Lauren Reich regarding 14 Elm Street regarding the extension and repair of their existing front and side porch, first floor rear addition, new garage and breezeway, and replacement of siding, roofing, and gutter. The Commission heard testimony from the property owner, Mr. Reich and from Geoffrey Prisco, of Brutus Park Architecture, the project designer. The applicant testified that he proposes to replace a modern cinder block garage with a more traditional garage structure with a mansard roof, connected to the home by a breezeway. He also testified to add a first floor rear addition. This addition will not extend further than the existing structure except that the porch will be one bay further than the existing structure. The existing porch will be enclosed to create a breakfast nook. Mr. Reich also testified that roof deck will be constructed on the back side of the garage but it will not be visible from the street. The existing siding will be replaced with architect white plank siding. A DaVinci roof with a design of shales and beaver tail will also be installed as to resemble slate. Lastly, Mr. Reich testified that the doors and windows will match the existing door and window patterns. The balustrade will be replaced and will also match the existing. The gutters will consist of copper with copper flashing and copper downspouts. The scroll work on the roof will be replaced in kind. Mr. Reich also testified that the new garage doors will be as historically sensitive as possible. Mr. Reich agreed to return to the Commission to provide details on the doors and windows. The Commission concluded

that the proposed improvements will provide a significant historic upgrade to the home without any negative impact to the historic character of the District. A motion to approve the application was made by Commissioner Hardy, seconded by Commissioner Barry, and all other members present were in favor of the motion.

3. Application from Barbara Reardon regarding 14 Oak Street to replace a roof. The Commission heard testimony from the property owner, Ms. Reardon and from Edward Saccomanno, of Living Water Home Improvements. The applicant testified that she proposes to replace the existing roof by removing the dark gray asphalt shingles and installing dimensional shingles of GAF Timberline in charcoal gray color. The Commission concluded that the proposed roof replacement will not impact the historic character of the area. A motion to approve the application was made by Commissioner Syak, seconded by Commissioner Barry, and all other members present were in favor of the motion.

4. Application from Joseph David on behalf of Bloomfield College regarding 12 Austin Place to replace a roof, gutters, and leaders. The Commission heard testimony from Joseph David, the project contractor, on behalf of Bloomfield College. Mr. David testified the scope of the project is to replace the existing slate roof and install a dimensional asphalt shingle roof in black and remove and replace the existing gutters with aluminum gutters. The Commission made recommendation to adjourn the application to next month's meeting so the applicant can price around material that mimics the actual slate roof. A motion to adjourn the application was made by Commissioner Szep, seconded by Commissioner Hodson, and all other members present were in favor of the motion.

5. Application from Blaise Pierre-Louis regarding 38 Beach Street to install roof-mounted solar panels. The Commission heard testimony from the property owner, Mr. Pierre-Louis and Mark Lomas, Regional Manager of Sunrun Solar. The applicant testified he is installing solar panels on his property and part of the installation project will require a roof replacement. The current roof on the property is a slate roof. Mr. Pierre-Louis also testified the solar panels will cover about 75-80% of the roof. The Commission concluded that the installation of the solar panels will be visible on the roof from the street and it will be a negative impact to the character of the historic district and will create a precedent in the district. The Commission made recommendation and the applicant agreed to adjourn the application to next month's meeting so the applicant can consult with the solar company on options to install the solar panels were they are not visible from the street. Additionally, obtain information on asphalt roof options that mimics the current roof. A motion to adjourn the application was made by Commissioner Szep, seconded by Commissioner Barry, and all other members present were in favor of the motion.

6. Application from Kanwal and Amrita Varma regarding t/a 401 Franklin Street, LLC, regarding 401 Franklin Street to add a two story addition above an existing three car garage, so as to add two apartments at the rear of the property. The Commission heard testimony from the property owners, M/M Varma. The Commission made recommendation to adjourn the application to next month's meeting so the applicants can provide a property survey, photo simulation of the proposed work, and photos of the structures around the proposed work. A motion to adjourn the application was made by Commissioner Hardy, seconded by Commissioner Barry, and all other members present were in favor of the motion.

III. Committee Reports:

a. HPC Ordinance Review – The subcommittee is making progress. Updated version to be forward to all members for their review. Members to discuss at next meeting.

b. Historic Survey – Councilman Rockwell has minor corrections to make. He will provide changes to sub-committee for their review and feedback. The changes will be provided to RGA so they can update their

documents. Revised draft will be provided to the Commission for their review. Update to be provided at next month's meeting.

IV. Resolution:

No resolution to approve.

V. Approval of Minutes:

- a. January 18, 2022 meeting minutes - Item deferred to next meeting.
- b. Approval of minutes from the February 15, 2022 meeting. Motion made by Commissioner Barry, seconded by Commissioner Szep. All members were in favor.

VI. Public Comment:

No one from the public in attendance.

VII. Adjournment:

There being no further business, Chairman Babula made a motion to adjourn the meeting. Commissioner Barry seconded the motion, and all present unanimously approved at approximately 9:30 PM.