

**Township of Bloomfield
Historic Preservation Commission
Meeting Minutes – Tuesday, April 19, 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, Karin Robinson, Ruth Hodson and Mark Szep. Commissioner Pete Syak 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. (a) Application from Blaise Pierre-Louis regarding 38 Beach Street to obtain approval for previously installed new side entrance door. The Commission heard testimony from the property owner, Blaise Pierre-Louis. Mr. Pierre-Louis testified he replaced the existing red door with a new similar red door. The previous door had a glass pattern all throughout the door and the new door only has one window on top. The Commission concluded that the door replacement will not impact the historic character of the area. A motion to approve the application was made by Commissioner Barry, seconded by Commissioner Hardy, and all other members present were in favor of the motion. (b) Carryover application regarding the installation of roof-mounted solar panels. On March 15, 2022, the Commission heard testimony from Mr. Pierre-Louis and Mark Lomas, Regional Manager of Sunrun Solar. On April 19, 2022, the Commission heard additional testimony from Mr. Pierre-Louis and Jared Carey, of Sunrun Solar. Mr. Pierre-Louis testified that he proposes to install roof-mounted solar panels and as part of the project Sunrun Solar will remove the slate roof and replace it with composite shingles. Mr. Pierre-Louis testified the solar panels will cover about 75-80% of the roof. The Commission expressed concerns about the visual impact of the solar panels on the historic character of the home and the neighborhood. As per Ordinance Section 302-15, the Commission also concluded that the proposed change will affect the historic and architectural significance of the property and the district and will adversely affect the public's view of the property within the historic district. A motion to deny the application was made by Commissioner Hardy, seconded by Commissioner Robinson, and all other members present were in favor of the motion.

2. Carryover application from Kanwal and Amrita Varma t/a 401 Franklin Street, LLC, regarding 401 Franklin Street to construct a two-story addition above an existing three-car garage located in the rear of the property, in order to add two apartments. The Commission heard testimony from the property owners, M / M Varma. Mr. Varma testified that on the first floor they will add traditional clapboard

Hardie Plank siding with a wood appearance. On the second story there will be similar siding with simulated wood trim and six over six double hung windows with louver shutters. The third story will be constructed behind a sloping roof with three gabled dormers and six over six double hung windows. The proposed addition will have limited visibility from the street. The Commission finds the proposed structure is in scale with the surrounding buildings and is designed in character with the neighborhood. The Commission concluded that the proposed addition will not cause any negative impact to the historic character of the property or District. A motion to approve the application was made by Commissioner DeBold, seconded by Commissioner Barry, abstained by Commissioner Robinson, and all other members present were in favor of the motion.

3. Application from Natalya Novohatko and Wayne Daniel regarding 35 Monroe Place – Applicants did not show. Application will be added to May’s 2022 agenda.

4. Application from Paul Sant’Ambrogio regarding 70 Beach Street to replace a roof. The Commission heard testimony from the contractor, Edward Saccomanno, of Living Water Home Improvements. Mr. Saccomanno testified that he proposes to replace the existing asphalt shingle roof. The roof will be replaced with an architectural asphalt shingles in a Virginia slate 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 Szep, seconded by Commissioner Barry, and all other members present were in favor of the motion.

5. Application from Carol Cole regarding 54 Church Street to replace a mosquito screen and replace two porch doors to the screened in area. The Commission heard testimony from the property owner, Carol Cole and Walter Sueldo, project designer. Ms. Cole and Mr. Sueldo testified they propose to replace the bottom portion of the screen with wood paneling which would be similar in color to the frame of the screen. The wood will be pressured treated plywood. They also testified that the new doors will be wood and the structural posts will be wood with aluminum cladding. The Commission concluded that the proposed improvements will not cause any negative impact to the historic character of the property or District. A motion to approve the application was made by Commissioner Barry, seconded by Commissioner Szep, and all other members present were in favor of the motion.

III. Committee Reports:

A. HPC Ordinance Review – Commissioner Kenna made a motion to authorize Attorney Sullivan to forward final ordinance to Attorney Rubin for his review and approval. Seconded by Commissioner Szep, and all other members present were in favor of the motion. Once the ordinance is done we will create instructions/guidelines/checklists and a revised application as well as a letter to be sent to district and historic resource owners. Also share with local realtors. Generally be more proactive in educating owners.

B. Historic Survey – Councilman Rockwell and Commissioner Szep provided comments in connection with the work done by RGA. Ms. Flynn has forwarded the comments to RGA for final revisions. Possible in person meeting with RGA to review final package and ask for suggestions on how to approach property owners.

IV. Resolutions:

A. Commissioner Barry made a motion to approve and adopt Resolution No. 2022-01, granting approval of a Certificate of Appropriateness for the application submitted by Barbara Weiland,

regarding 74 Beach Street. Commissioner Hardy seconded. Commissioner Robinson abstained. All other members were in favor.

B. Commissioner Szep made a motion to approve and adopt Resolution No. 2022-02, granting approval of a Certificate of Appropriateness for the application submitted by Carter and Lauren Reich, regarding 14 Elm Street. Commissioner Barry seconded. Commissioner Robinson abstained. All other members were in favor.

C. Commissioner Barry made a motion to approve and adopt Resolution No. 2022-03, granting approval of a Certificate of Appropriateness for the application submitted by Barbara Reardon, regarding 14 Oak Street. Commissioner DeBold seconded. Commissioner Robinson abstained. All other members were in favor.

V. Approval of Minutes:

A. Approval of minutes from the January 18, 2022 meeting. Motion made by Commissioner Szep, seconded by Commissioner Hardy. All members were in favor.

B. March 15, 2022 meeting minutes - Item deferred to next meeting.

VI. Public Comment:

No one from the public in attendance.

VII. Adjournment:

There being no further business, Commissioner Hardy made a motion to adjourn the meeting. Commissioner Barry seconded the motion, and all present unanimously approved at approximately 9:05 PM.