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**Township of Bloomfield
Historic Preservation Commission
Minutes of May 17, 2022
Meeting Held Remotely Via Zoom**

Meeting commenced at approximately 7:05 pm

I. Call to Order

A. Reading of the Open Public Meetings Act.

B. Roll Call: In attendance were Commissioners: Gregory Babula
Ann Hardy
Joseph Barry
Mark Szep

Also in attendance via Zoom:

Councilman Richard Rockwell, Commission Liaison
William C. Sullivan, Jr., Esq. (Scarinci Hollenbeck), Commission Attorney
Bonnie N. Flynn, Planning Director and Acting Commission Secretary

II. Applications for Certificate of Appropriateness

A. 35 Monroe Place – Owner: Natalya Novohatko and Wayne Daniel
Installation of air conditioning condenser unit in the rear of the home

Ms. Novohatko and Mr. Daniel were sworn in and testified that they are replacing an air conditioning unit and moving it a few feet toward the west property line on side of the home but still in the rear of the home. The unit is approximately the same size. They are moving the unit to a new location because they contemplate a small addition in its current location.

Motion was made by Mr. Szep to approve the application, with a second by Mr. Barry. All members voted in favor.

- B. 11 Elm Street – Owner: Adam Jimenez-Schulman
Replacement of railing on flat roof deck

Mr. Jimenez-Schulman was sworn in and testified that he is replacing a wood railing that is located on the perimeter of a flat rooftop area above a first floor section of the home. The current railing is rotted and unstable. He would like to replace with an aluminum railing which meets the current safety code and will last longer. The new railing will be higher to meet current regulations. The current railing is approximately 34-35 inches high and the proposed railing will be 42 inches high. The existing railing posts have a decorative finial at the top which is not included in the proposed railing. It was discussed and determined that the finials were added and not original to the home (along with possibly the entire railing system) and the finials would not be required to be replaced and the owner can include or not. The style of the railing was discussed. It would not be required but the hope is that the new railing would resemble the existing railing with one top horizontal rail.

Motion was made by Mr. Barry to approve the application with a second by Mr. Szep. All members voted in favor.

III. Reports and Discussion

- A. HPC Ordinance

Mr. Sullivan sent the updated draft ordinance to Mr. Rubin for final review.

- B. Historic Survey

RGA advised that they are working on the final edits and should be done in a few weeks.

IV. Resolutions

- A. Resolution 2022-04 – 38 Beach Street – Door replacement

A motion was made by Mr. Babula to adopt the resolution approving a Certificate of Appropriateness, with a second by Mr. Barry. All members voted in favor.

- B. Resolution 2022-05 - 38 Beach Street – solar panels

A motion was made by Mr. Barry to adopt the resolution denying a Certificate of Appropriateness, with a second by Mr. Szep. All members voted in favor.

- C. Resolution 2022-06 - 401 Franklin Street

A motion was made by Mr. Szep to adopt the resolution approving a Certificate of Appropriateness, with a second by Ms. Hardy. All members voted in favor.

D. Resolution 2022-07 – 70 Beach Street

A motion was made by Mr. Babula to adopt the resolution approving a Certificate of Appropriateness, with a second by Mr. Barry. All members voted in favor.

E. Resolution 2022-08 - 54 Church Street

A motion was made by Ms. Hardy to adopt the resolution approving a Certificate of Appropriateness, with a second by Mr. Szep. All members voted in favor.

V. Approval of Minutes

March 15, 2022 and April 19, 2022 Meeting Minutes - A motion was made by Mr. Szep to approve the minutes for both meetings, with a second by Mr. Barry. All members voted in favor.

VI. Public Comment

No members of the public were present. Mr. Szep shared the issue at 187 Broad Street and that the garage doors were replaced without approval. The deputy zoning officer has visited the site and spoke with the owner who will submit the proper paperwork.

The Commission discussed if meetings via zoom will continue. Due to a recent spike in covid cases and Commission's ability to provide for a robust hearing each month, meetings for the foreseeable future will be done via zoom.

VII. Adjournment

A motion to adjourn the meeting was made by Mr. Szep, with a second by Mr. Barry. All members voted in favor. The meeting concluded at 7:26 PM.

Respectfully submitted,

/s/ Bonnie N. Flynn

Bonnie N. Flynn,
Acting Secretary

Minutes approved on: June 21, 2022