

**Township of Bloomfield**  
**Historic Preservation Commission**  
**Meeting Minutes – Tuesday, August 16, 2022**  
**Meeting Held Remotely Via Zoom**  
**Meeting commenced at approximately 7:04 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, and Peter Syak. Commissioners Karin Robinson, Ruth Hodson and Mark Szep were absent.

Also in attendance via Zoom:

Councilman Richard Rockwell, Commission Liaison

William C. Sullivan, Jr., Esq., Commission Attorney

Bonnie N. Flynn, Planning Director

Applicants and their professionals (listed below)

**II. Applications:**

A. Michael A. Schiro regarding 63 Monroe Place. Mr. Schiro was sworn in and testified that he is the owner of the property and wants to replace and restore his bluestone sidewalk. Some portions will be replaced and some intact portions will be reset. A motion was made by Commissioner Debold to approve the application as presented with a second by Commissioner Syak and all members voted in favor. Commissioner Barry and Commissioner Hardy were recused.

B. Natalya Novohatko and Wayne Daniel regarding 35 Monroe Place. Ms. Novohatko and Mr. Daniel were sworn in as owners of the property. This application was the result of a violation regarding the installation of light fixtures without first obtaining approval from the Commission. The owners testified that various lights were installed for safety reasons on the garage (3 including a camera), rear (1), side (2) and front porch area (2). The lights are on motion sensors. The owners utilized the zoom meeting to walk the property in real time to show the location of the various lighting. It was noted that the Township ordinance does not permit the light source to be exposed. Mr. Daniel testified that they are pointing down and on sensor to mitigate the impact to the immediate area. The rear lights have a more modern style and the side and front lanterns are similar to the previous historic style. There was a concern about how bright the lights are. A motion was made by Commissioner Babula to approve the application as presented with a condition that Township staff be contacted to conduct a light test and if the lighting needs to be changed or angled differently, the owners will comply. The motion was seconded by Commissioner Syak. Commissioners Debold, Syak and Babula voted to approve the

motion and Commissioner Hardy voted against the motion. Commissioner Barry and Commissioner Kenna were recused.

- C. Park United Methodist Church – The applicant contacted staff before the meeting and asked for a postponement to another date to be determined.
- D. Bloomfield College regarding 229 Liberty Street. John Fallon, AIA, of Fallon + Pacheco Architects, was sworn in to testify on behalf of Bloomfield College. Mr. Fallon shared his screen to show plans dated 8/16/22 and marked as Exhibit A1. The application was done in response to an unsafe condition at the site and in particular the front entranceway. The stairway and landing needs to be repaired along with railings and wood columns. The railings will also be replaced with mahogany. The wood columns will also be repaired based on level of deterioration or replaced if needed. A motion was made by Commissioner Barry to approve the application as presented with a second by Commissioner Hardy. All members present voted in favor.

### **III. Committee Reports:**

- A. HPC Ordinance – Mr. Sullivan advised that he spoke with Mr. Rubin who should have a final draft by next meeting.
- B. Historic Survey – Final work received by RGA. RGA will join our September meeting to go over everything and give any advice related to the public process for nomination that they can.

### **IV. Resolutions:**

- A. Commissioner Hardy made a motion to approve and adopt Resolution No. 2022-11, granting approval of a Certificate of Appropriateness for the application submitted by Raed Issa, regarding 187 Broad Street. Commissioner Babula seconded and all eligible voting members were in favor. Photos were shown of the painted garage doors which met the condition of the approval.
- B. Commissioner Babula made a motion to approve and adopt Resolution No. 2022-12, granting approval of a Certificate of Appropriateness for the application submitted by Jose Lobo, regarding 55 Monroe Place. No other eligible voting members were present and the resolution was approved

### **V. Approval of Minutes:**

No minutes to approve.

### **VI. Miscellaneous:**

- A. Photos were shared of the painted garage doors at 187 Board Street. See above.

- B. Ms. Flynn advised the Commission that the HPC application has been revised and is on the website. It is expected to only be an interim version until the ordinance is complete and a more detailed application with instructions can be done.
- C. Commissioner Babula noted that the ordinance related to bluestone sidewalks does not include any provision that it can be replaced with concrete within the historic district. Discussion followed regarding other aspects of the ordinance and that we should look at it to suggest where it could be tightened up.
- D. Commissioner Barry noted that 317 Belleville Avenue is showing some deterioration and vegetation has been cleared. The property should kept on our radar.
- E. Commissioner Syak inquired about the bollards along the Green by 17-23 Park Place. One is falling over into the street. Ms. Flynn will look into this and provide an update.

**VII. Public Comment:**

No one from the public in attendance.

**VIII. Adjournment:**

There being no further business, Commissioner Syak made a motion to adjourn the meeting. Commissioner Barry seconded the motion, and all present unanimously approved at approximately 8:31 PM.