

1 Municipal Plaza
Room 105
Bloomfield, NJ 07003-3487



Telephone: (973) 680-4053
Fax: (973) 680-1652
www.bloomfieldtwpnj.com

**Township of Bloomfield
Historic Preservation Commission
Minutes of May 19, 2020 Regular Meeting
Meeting Held Remotely Via Zoom and Conference Call**

Meeting commenced at approximately 7:10 pm

1. Reading of the Open Public Meetings Act.

2. Roll Call:

In attendance via Zoom were Chairman Gregory Babula and Commissioners Mimi Michalski, Karin Robinson, Peter Syak, Ruth Hodson and Mark Szep.

Chairwoman Ann Hardy and Commissioners John DeBold and Ken Kenna were absent.

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

3. Application from Amy Cuzzolino, owner of a home at 22 Oak Street. In attendance on the application via Zoom was Ms. Cuzzolino and her contractor, Tim Kennedy from Greenhouse Solar. Mr. Kennedy was sworn in and testified that he would be installing solar panels on the rear-facing roof of the home and the installation would not be visible from the street or sidewalk. Photos were provided with the application showing the location of the panels. The panels are flush-mounted and would not impact the aesthetics of the home or neighborhood. Commissioner Michalski asked for confirmation that the panels would not be visible from the front or side of the house and this was confirmed by Mr. Kennedy. Commissioner Syak questioned whether the solar panels would be visible from other properties to the rear. Ms. Cuzzolino explained that the portion of her street has a private walk/drive immediately behind and then there are the homes on Church Street East. Councilman Rockwell asked if and where any other equipment would be installed. Mr. Kennedy advised that they use AC modules which means there are micro inverters on the back of each panel. A rapid shut off switch would be placed next to the existing electrical meter to disconnect from the grid or turn the system off if needed. Other equipment would be in the interior and would run through the attic where possible. The shut off switch is about the size of the electrical meter, approximately 6"x12".

There were no other questions or comments from Commission members and no members of the public were on the conference call line.

A motion to approve the application was made by Commissioner Syak and seconded by Commissioner Hodson. Roll call was taken and all were in favor.

4. Application from Nicholas Mitola, owner of the Bloomfield Steak & Seafood House at 409 Franklin Street. In attendance on the application was Mr. Mitola. Chairman Babula summarized the application and photos submitted and requested confirmation of the Applicant that the work has been completed and his request is for retroactive approval. Mr. Mitola advised that he didn't realize approvals were needed for the work and it is complete. He went on to note that certain trees and other landscaping had to be removed and the remaining loose stone area was then replaced with the same brick paver design as the existing patio. A brick and masonry wall was also installed along the property line where other landscaping was removed. The wall has early 1900s lights and they plan to add additional shrubbery to the area as a buffer for the adjacent property. Chairman Babula asked, and the Applicant confirmed, that the work done was a continuation of the material used for the existing patio. Commissioner Michalski asked if there were any changes to the building itself and Mr. Mitola responded that they did repaint that side of the building since there was some damage from the tree that was removed. Commissioner Syak questioned the location of the patio to the rear of the restaurant. Mr. Mitola confirmed this and added that the Commission did already approve refacing the front of the building in a prior application and he continues to maintain and enhance the building and site when he can. His outdoor dining will be a great benefit as restaurants begin to open up after the shutdown due to the pandemic.

There were no other questions or comments from Commission members and no members of the public were on the conference call line.

A motion to approve the application was made by Commissioner Michalski and seconded by Commissioner Szep. Roll call was taken and all were in favor.

Ms. Flynn reminded Mr. Mitola of the need to apply to the Planning Board for this expansion and believed that Robert Beese, Deputy Zoning Officer, had already advised him of this. Mr. Mitola confirmed that he is aware of this next step.

5. Committee Reports:

- a. HPC Ordinance Review – The subcommittee will meet again via conference call to be set up next week. The main outstanding issue is how the HPC will have oversight of work done when no permits are required. Attorney Sullivan reminded members to review his last version of the proposed ordinance sent via email in April.
- b. Historic Survey – RGA is holding up field work due to the pandemic and has been in contact with subcommittee members to fine tune forms/letters, process, etc.

Councilman Rockwell advised that certain items remain outstanding for the subcommittee to decide before RGA can proceed. Commission members discussed ideas for the content of the letter that will be sent regarding RGA's work in the area and photographing properties and its recipients. Chairman Babula will set up a subcommittee meeting to go over all outstanding issues.

6. No members of the public present for public comment.

7. Approval of Resolution 2020-03 regarding 56 Church Street East (Sydney Hirschberg). Motion made by Commissioner Szep and seconded by Commissioner Syak. All in favor.

8. Approval of Resolution 2020-04 regarding 56 Monroe Place (Carlos Pomares). Motion made by Commissioner Robinson and seconded by Commissioner Hodson. All in favor.

Commissioner Hodson asked if anyone was able to see the house on West Passaic before it was demolished. Councilman Rockwell advised that two Historical Society members were able to photograph the home which was a condition of the Planning Board approval. Chairman Babula reminded members that it was a fully conforming application before the Planning Board.

Councilman Rockwell advised that he was able to photograph the beehive oven at the Ball House (288-290 Broad Street) before its demolition.

9. Motion to adjourn and meeting concluded at 7:47PM

Respectfully submitted,



Bonnie N. Flynn,
Acting Secretary

Minutes approved on: 6/17/20