

**Township of Bloomfield
Historic Preservation Commission
Meeting Minutes – Tuesday, February 16, 2021
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 Anny Hardy and Commissioners John DeBold, Karin Robinson, Peter Syak, Ruth Hodson and Mark Szep. Commissioner Ken Kenna was absent.

Also in attendance via Zoom:

Councilman Richard Rockwell, Commission Liaison
William C. Sullivan, Jr., Esq., Commission Attorney
Bonnie N. Flynn, Planning Director
Anyela Lopez, Commission Secretary

C. Reorganization of Commission Officers and Staff for 2021:

1. Mr. Syak made a motion to nominate Mr. Babula for Chairman of the Commission. Ms. Hardy seconded, and all other members present unanimously approved;
2. Mr. Babula made a motion to nominate Ms. Hardy for Vice Chair. Mr. Syak seconded, and all other members present unanimously approved;
3. Mr. Babula made a motion to nominate Mrs. Lopez as Secretary. Mr. Szep seconded, and all other members present unanimously approved; and
4. Mr. Babula made a motion to nominate William C. Sullivan, Jr., Esq. as Attorney for the Commission. Mr. Syak seconded, and all other members present unanimously approved.

II. New Business:

Applications:

1. Application from property owner, Michael Munley regarding 75 Beach Street, to replace the roof and gutters on his property and attached garage. The Commission heard testimony from the property owner, Mr. Munley. Mr. Munley testified that the shingles will be Pewter Gray by GAF, slightly darker than the color of the existing shingles. Copper flashing will be installed around the chimney and the gutters will be aluminum with gutter guards. A motion to approve the application as submitted was made by Mr. Syak, seconded by Ms. Robinson, and all other members present were in favor of the motion.
2. Application from property owner, Blaise Pierre-Louis regarding 38 Beach Street, for a sidewalk repair. The Commission heard testimony from the property owner, Mr. Pierre-Louis, who testified that he would like to replace several broken blue stone slabs on his sidewalk. Mr. Pierre-Louis was looking for any recommendations from the Commission. Members recommended the applicant adjourn his application and appear again at the March meeting. The applicant should provide the Commission with samples of concrete colors. Mr. Pierre-Louis agreed to adjourn the matter and appear before the Commission at the

March 16th meeting. A motion to adjourn the application was made by Ms. Robinson, seconded by Mr. Szep, and all other members present were all in favor of the motion.

3. Application from property owners, Kanwal and Amrita Singh Varma, regarding 401 Franklin Street, for exterior renovations for proposed conversion of mixed-use building to a 3-family residence. The Commission heard testimony from the property owners who testified that they would replace the brick façade of the first floor with double hung windows, shutters and fiber cement siding for a more residential and historic character. Members recommended the applicants adjourn their application and appear again at the March meeting. The applicants should contact the Building Department and confirm the requirement of a fire escape. They should also provide additional information such as pictures and materials, specifically for the front windows, doors, light fixtures for front lights and parking lot. Mr. and Mrs. Varma agreed to adjourn the matter and appear before the Commission at the March 16th meeting. A motion to adjourn the application was made by Mr. Syak, seconded by Mr. Szep, and all other members present were in favor of the motion.
4. Application from property owner, Trinh Bui-Kokkoris, regarding 186 Spruce Street, to add a driveway and converting a single-family home to a 2-family home. The Commission heard testimony from the property owner who testified that she would like to add a driveway, retaining wall and parking area and convert the existing single-family home to a 2-family home. Ms. Bui-Kokkoris did not have sufficient renderings for the proposed work. Members recommended the applicant adjourn her application and appear again at the March meeting. Applicant should provide the Commission with complete renderings of the proposed work and material information. Ms. Bui-Kokkoris agreed to adjourn the matter and appear before the Commission at the March 16th meeting. A motion to adjourn the application was made by Mr. Szep, seconded by Ms. Hodson, and all other members present were in favor of the motion.
5. Application from property owner, Thomas A. Limoncelli, regarding 302 Belleville Avenue, to replace the existing wood fence on his property. The Commission heard testimony from the property owner who testified that he would replace his existing fence with a black, powder-coated aluminum fence. The new fence will be three feet high, one foot shorter than the existing fence. A motion to approve the application as submitted was made by Mr. DeBold, seconded by Ms. Hardy, and all other members present were in favor of the motion.
6. Application from Progressive Real Estate of NJ, Inc. regarding 320 Belleville Avenue, to amend a prior approval of this Commission to install two signs on the commercial building. The Commission heard testimony from the property owner and applicant, Dr. Ayman Ibrahim, who testified that he proposes two signs. One sign will be a 3' x 2' metal freestanding sign on the corner of Elm Street and Belleville Avenue. The second sign was originally proposed for a wall above the entrance, but in light of concerns by the Commission members about that sign, the Applicant amended the application to propose instead a sign in the parking lot. The sign shall not exceed more than eighteen by twelve inches in size, with letters eight inches high. The sign shall be placed to guide patients from the parking lot to the main entrance and the bottom of the sign shall be no more than 3 feet from the ground by the ramp entrance. The applicant will also be permitted to place messaging on a glass door at the main entrance. A motion to approve the application as amended at the hearing was made by Mr. Babula, seconded by Mr. Syak, and all other members present were in favor of the motion.

III. Committee Reports:

- a. HPC Ordinance Review – No update.
- b. Historic Survey – Subcommittee will set a date to meet and discuss properties to move forward for next review. Subcommittee will share information with the Commission at next meeting.

IV. Resolution:

No resolutions to present.

V. Approval of Minutes:

Approval of minutes from the December 16, 2020 meeting. Motion to approve made by Mr. Szep, seconded by Ms. Hodson, and abstained by Ms. Robinson. All other members were in favor.

VI. Public Comment:

No one from the public in attendance.

VII. Adjournment:

There being no further business, Mr. DeBold made a motion to adjourn the meeting. Mr. Babula seconded the motion, and all present unanimously approved at approximately 9:23 PM.