

**Township of Bloomfield
Historic Preservation Commission
Meeting Minutes – Tuesday, March 16, 2021
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 via Zoom were Chairman Gregory Babula, Vice Chairwoman Ann Hardy (arrived after roll call) and Commissioners John DeBold, Karin Robinson (arrived after roll call), Peter Syak, Ruth Hodson and Mark Szep. Commissioner Ken Kenna was absent.

Also in attendance via Zoom:

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

Bonnie N. Flynn, Planning Director

Anyela Lopez, Commission Secretary

Applicants (listed below)

II. New Business:

Carryover applications from February 16, 2021 meeting:

1. Application from property owners, M / M Varma regarding 401 Franklin Street, to convert an existing mixed-use building to a three-family dwelling. The Commission heard testimony from property owners, M / M Varma. Mr. Varma testified that the building formerly included a dental office and two apartments and proposes to convert the building into a three-family home. The project includes the removal of a ground sign and steps. The front façade of the building will be replaced with fiber-cement siding, matching the existing siding of the rear of the first floor. There will be new Anderson double-hung windows on the first floor, new casement windows on the second floor, and new dark-colored shutters. The front door would also be replaced with a wooden one. The applicants also propose to add new vinyl-coated awnings in the rear and a new masonry porch and steps in the rear with new fiberglass entrance doors and a new aluminum railing. New lighting fixtures will be added to the building and garage to provide additional lighting to the parking lot. Existing light fixtures in front of the building will be replaced in kind. The Commission concludes that the proposed improvements will be a substantial upgrade to the property without negatively impacting the historic character of the area. A motion to approve the application as submitted was made by Mr. Syak, seconded by Mr. Babula, Ms. Robinson abstained and all other members present were in favor of the motion.
2. Application from property owner, Trinh Bui-Kokkoris regarding 186 Spruce Street, to construct a driveway, retaining wall, and parking area. The Commission heard testimony from property owner, Ms. Bui-Kokkoris. Ms. Bui-Kokkoris amended her January 29, 2021 application with amended application dated February 25, 2021. Ms. Bui-Kokkoris testified that the property has no driveway and is difficult to find parking on the street. Ms. Bui-Kokkoris is proposing to add a curb cut, driveway, and parking lot on the property. The design of such work was prepared and signed by Alan Feld, Architect. The driveway will be ten feet wide. The retaining wall is sloped to accommodate the grade and will be up to twenty inches high and consist of gray concrete block. Any existing bluestone sidewalk will be taken out and reset and any damaged bluestone will be replaced in kind. The Commission concludes that the proposed improvements will provide needed parking without negatively impacting the historic character of the area. A motion to approve the application was made by Mr. Babula, seconded by Ms. Hardy, and all other members present were in favor of the motion.

3. Application from property owner, Blaise Pierre-Louis regarding 38 Beach Street, to replace several slabs of broken bluestone sidewalk. The Commission heard testimony from the property owner, Mr. Pierre-Louis. Mr. Pierre testified he proposed to replace about three to four slabs of broken bluestone on his sidewalk which may pose a tripping hazard and were recommended to be replaced by a home inspector. Since the location of the broken slabs are not in the core of the Historic District, the usual replacement of the bluestone in kind will not be necessary. Mr. Pierre-Louis presented samples of various shades of concrete and agreed to obsidian shade as selected by the Commission. The Commission concludes that the proposed sidewalk replacement will remove a safety hazard without impacting the historic character of the area. A motion to approve the application as submitted was made by Mr. Szep, seconded by Ms. Hardy, and all other members present were in favor of the motion.

III. Committee Reports:

- a. HPC Ordinance Review – No update.
- b. Historic Survey – Subcommittee narrowed down the list of potential properties to thirty properties. The list will be forwarded to RGA for recommendations. A motion to approve the potential thirty properties was made by Mr. Babula, seconded by Mr. Szep, and all other members present were in favor of the motion.

IV. Resolutions:

- a. Mr. Syak made a motion to approve and adopt Resolution No. 2021-01, granting approval of a Certificate of Appropriateness for the application submitted by Michael Munley, regarding 75 Beach Street. Mr. DeBold seconded, and all other members were in favor.
- b. Mr. Szep made a motion to approve and adopt Resolution No. 2021-02, granting approval of a Certificate of Appropriateness for the application submitted by Thomas A. Limoncelli, regarding 302 Belleville Avenue. Ms. Hodson seconded, and all other members were in favor.
- c. Mr. Syak made a motion to approve and adopt Resolution No. 2021-03, granting approval of a Certificate of Appropriateness for the application submitted by Progressive Real Estate of NJ, Inc., regarding 320 Belleville Avenue. Mr. DeBold seconded, and all other members were in favor.

V. Approval of Minutes:

Approval of minutes from the February 16, 2021 meeting. Motion made by Ms. Hodson seconded by Mr. Szep. All other members were in favor.

VI. Public Comment:

No one from the public in attendance.

VII. Adjournment:

There being no further business, Mr. Babula made a motion to adjourn the meeting. Mr. Szep seconded the motion, and all present unanimously approved at approximately 8:15 PM.