

CITY OF SUMMIT HISTORIC PRESERVATION COMMISSION
MEETING AGENDA
MEETING DATE: OCTOBER 15, 2025 TIME: 7:00 PM
LOCATION: CITY HALL, LARGE CONFERENCE ROOM (SECOND FLOOR)

CALL TO ORDER
ADEQUATE NOTICE STATEMENT

ROLL CALL: CAROLINE KING, JAMES BURGMAYER, MIKE DIGERONIMO, MEREDITH GAYLORD, MARY MALLOY, JESSICA ROY, SUSAN BRADY, BONNIE MORRISON, NICK CURIALE, JENNIFER ALVAREZ (PLANNING BOARD LIASON), BOB PAWLOWSKI (COUNCIL LIAISON)

APPROVAL OF MINUTES: MEETING OF SEPTEMBER 17, 2025

ADVISORY REVIEWS: Items for Discussion

1. Tatlock Field 80 Butler Parkway: Tatlock Field Lights Capital Project Courtesy Review.
2. 45 Prospect Hill Avenue: (c) - variance for steep slope disturbance and building coverage to construct new home, patio, and in-ground swimming pool. <https://www.summitlibrary.org/wp-content/uploads/2023/05/Park-Avenue-cont-to-South-Street-Vol-7.pdf> p287-288 c1925 Tudor Revival **contributes to North Side historic district**. The applicants chose to demolish this 100-year old Tudor Revival historic home.

NEW BUSINESS

1. 2026 HPC Meeting Calendar
2. Demolition applications/permits
 - 71 Hillcrest Avenue: the contractor R. Keller Construction has applied for a demolition permit for the above single family home; Owner Rhoten - 10/2/25. <https://www.summitlibrary.org/wp-content/uploads/2023/05/Greenbriar-Drive-to-John-Street-Vol-4-part-2.pdf> p193-194 **c1925 Tudor Revival Contributes to District North Side**

OLD BUSINESS

1. Preservation NJ Event: Saturday, November 1st 10:00 am - 12:00 noon at Twin Maples <https://preservationnj.org/event/demolition-ordinances/>
 - The Historic Preservation Commission Roundtable on Demolitions and Demolition Ordinances will focus on the challenges and best practices surrounding the protection of historic structures facing potential demolition. Participants will discuss the strengths and weaknesses of current local demolition ordinances, emphasizing the need for clearer definitions, enforceable delay periods, and stronger mechanisms to prevent “demolition by neglect.” Legal tools, policy strategies, and coordination between planning departments and preservation commissions can be explored as ways to strengthen historic preservation efforts. Case studies will highlight successful approaches, including public engagement, adaptive reuse incentives, and the importance of maintaining updated inventories of historic properties.
 - The program is free and open to the public. Light refreshments will be served, and a brief tour of the site will be included within the program. This program is being presented in partnership with the Summit Historic Preservation Commission.

2. Ordinance
 - Planning Board Meeting 9/29/25
 - Council Meeting 10/7/25

LIASON UPDATES:

1. Planning Board
2. Council

MOTION TO ADJOURN

NEXT MEETING DATE: November 12, 2025