

MEETING AGENDA
CITY OF SUMMIT HISTORIC PRESERVATION COMMISSION

November 17, 2022 7:00pm
Summit City Hall, 2nd Floor Large Conference Room

CALL TO ORDER: ADEQUATE ADVANCED NOTICE STATEMENT

ROLL CALL:

BRANDON RIGHI, JAMES BURGMEYER, TOM CONWAY, CAROLINE KING, MEREDITH GAYLORD, MARY MALLOY, ALISON CHEIFFO, JUSTIN KHADEMI, JENNIFER BALSON-ALVAREZ (PLANNING BOARD LIAISON), GREG VARTAN (COUNCIL LIAISON)

REVIEW OF MINUTES:

MINUTES FROM 10/19/2022 by Thomas Conway

ADVISORY REVIEWS

Reviewed by Brandon Righi

1. 63 Woodland – C variance for lot coverage and building coverage to construct patio.
As the work is being done in the rear of the property, the HPC has no comment.

Reviewed by Thomas Conway

2. 6 Essex Road – C variance for rear yard set back.
This Colonial Revival home sits in North Side Historic District. The work outlined is already completed and located in the rear of the property – and is therefore not visible from the public right of way. The Summit HPC has no comment.
3. 90 Ashwood Avenue - D 1 use variance to permit two-family dwellings where not permitted in zone, D4 floor area ration variance, C variance for each lot.
*90 Ashwood Avenue sits in the Summit Deantown Historic District. This property includes an historic 1915 Tudor Revival home that is of great importance considering the extant building is of significant historic quality and, coupled with Jefferson School, flanks the entry drive into the Summit Aquatic Center and collectively helps define the Southern end of the Summit Deantown Historic District.
This proposed development is of great concern to the Historic Preservation Commission, and we advise the Summit Board of Adjustment require that this redevelopment of this property include this over 100 year-old historic building.
The applicant, Menza Beissel, is known for executing sensitive development and restoring existing historic structures – Notably 160 & 162 Oak Ridge Avenue (included in their provided “Partial List” of New Homes in Summit), where that property sits in the Oak Ridge/ Mountain Historic District, and was also subdivided to allow for construction of a new home. This property at 90 Ashwood, located on the East Side and in the Deantown District, is no less historically valuable to the City of Summit than a property located on Oak Ridge Avenue and in the Oak Ridge/ Mountain Historic District – it should be treated with the same respect and attention to detail if the Board of Adjustment is to grant any variance for its redevelopment.*

Collective HPC Reviews

4. 113 Hobart Avenue - C Variance for steep slope.
5. 266 Oak Ridge Avenue – C variance for lot coverage and steep slope.
6. 58 Beverly Road – C variances to modify and expand garage, D variance for FAR
7. 743 Springfield Avenue – C variances to build a second story addition.

NEW BUSINESS

1. Liaison Updates & News:
Greg Vartan – City Council
Jennifer Alvarez – Planning Board & HPC Ordinance Update
2. HPC Awards 2022 - Caroline King update. Tentative presentation date for Council Meeting December 20th.
3. Residents for Summit Town Hall meeting 11/2/2022 “Imagining the Possibilities for BSW” discussion. Please reference files sent separately.

NEXT MEETING Thursday December 15th. Holiday meeting location (La Foccacia?) TBD.

MOTION TO ADJOURN