

MEETING MINUTES
CITY OF SUMMIT HISTORIC PRESERVATION COMMISSION

January 19, 2022 7:00pm
Via Zoom: Thomas Conway Host

CALL TO ORDER: ADEQUATE ADVANCED NOTICE STATEMENT

ROLL CALL: BRANDON RIGHI, JAMES BURGMEYER, TOM CONWAY, MEREDITH GAYLORD, CAROLINE KING, MARY MALLOY, ALISON CHIEFFO, ASHLEY ALBAHARY, GREG VARTAN (COUNCIL LIAISON), JENNIFER BALSON-ALVAREZ (PLANNING BOARD LIAISON),

APPROVAL OF MINUTES: MINUTES FROM 12/15/2021 – by Alison Chieffo.

ADVISORY REVIEWS

Reviewed and submitted by Tom Conway 1/10/2022

1. 17 Baltusrol Road – C variances for lot coverage, side yard setback, steep slope to construct read addition and driveway Expansion. The proposed house addition is in the rear of the property. No objection.
2. 20 Beacon Road – Variance to construct a Porte-Cochere
The proposed renovations and additions to the property are in keeping with the existing home and neighborhood. The Summit HPC recommends the Zoning Board of Adjustment approve this application
3. 38 Oakley Avenue – C variance for lot coverage to expand patio. Proposed patio work in back of house. No comment.

Collective Review

4. Minor Subdivision lots 7 & 15 199010; 2021-12-06. Note **this includes demolition of existing vintage home** at 36 Locust Avenue. Planning Board approval required. UPDATE House already demolished. HPC has no jurisdiction over this.
5. 11 Greenbriar Drive – C variance for side-yard setback to construct mudroom addition. This addition is in keeping with the architecture of the Colonial Revival home which is appropriate for this historic district. HPC recommends that Board of Adjustment approve this application
6. 26 Edgewood Drive – C variance for rear-yard setback & combined side yard to construct 1-story addition. Part of the Northside Historic district. Small addition in rear of the home is not visible from the street. HPC has no objections.

7. 101 Beekman Road – D variance for FAR & C variance for building height to construct 2nd story addition. The added architectural features and the entryway are not in keeping with the rest of the home. The design can be simplified to reflect the character of an original 2 story home – 1st floor extra gables can be eliminated and windows can be compatible with both floors. HPC recommends applicant revisit the external design and recommend these changes.
8. 6 Iris Road – C variances to construct 2nd story addition. The modest 2nd story addition compliments the existing Tudor revival home and is keeping with the neighborhood streetscape HPC recommends the approval of this application.

NEW BUSINESS

1. HPC Membership update – Tom Conway
2. Liaison Updates & News:
Greg Vartan – City Council – provided update on public space, firehouse construction and Broad St West Redevelopment

Jennifer Alvarez – Planning Board
3. Review of Schedule for 2022 HPC Monthly Meeting Schedule
Jan 19; Feb 16; March 16; April 20; May 18; June 22; July 20; August (Summer hiatus); Sept 21; Oct 19; Nov 16; Dec 14.
4. Historic plaque issue to 14 Passaic Ave

NEXT MEETING

DATE: Wednesday February 16, 2022 via Zoom

MOTION TO ADJOURN