

**CITY OF SUMMIT HISTORIC PRESERVATION  
COMMISSION MEETING MINUTES  
MEETING DATE: MAY 22, 2019 TIME: 7:30 PM**

**SUMMIT CITY HALL LARGE CONFERENCE ROOM  
(SECOND FLOOR)**

**THE MEETING WAS CALLED TO ORDER AT 7:29 PM  
ADEQUATE ADVANCE NOTICE STATEMENT**

**PRESENT:** DOLORES WARD, CLAIRE TOTH, PATRICIA MEOLA, JAMES BURGMEYER, MEREDITH GAYLORD, CAROLINE KING, STEVE BOWMAN (COUNCIL LIAISON), JENNIFER BALSON- ALVAREZ (PLANNING BOARD LIAISON), TOM CONWAY

**ABSENT:** MELISSA SPURR,

**APPROVAL OF MINUTES  
MINUTES FROM 4/24/2019**

**ADVISORY REVIEWS - ITEMS FOR DISCUSSION**

1. 290 Summit Avenue. C variance for AC condenser.

No comment.

2. 36 River Road. Lotus of NJ, LLC. C variance for signage.

No comment.

3. 556 Morris Avenue, Celgene Corporation. GDP amendment.

Preliminarily, more land use than within HPC's jurisdiction. Not yet prepared to comment.

4. Overlook Hospital Cell Tower public outreach letter.

One of many cell phone towers. No comment.

5. 123-127 Summit Ave, revised application for the apartment building that had a fire. Variances for FAR & height. James Burgmeyer review. Tom Conway had reviewed previously.

The proposed new building relates to the scale of the existing structures and is both contextually appropriate and in keeping with the master plan.

6. 1 Crestwood Lane. Variance for combined side yard, lot coverage and building coverage.

This 1950s Cape Cod style house has been expanded over the years but still retains its architectural roots. The additional porch and covered entry do not detract from the original architectural style. The H.P.C. takes no exception to this application.

7. 9 Nassau Drive. C variance for side-yard setback, combined side-yard percentage, and building coverage for a one-story addition.

J. Burgmeyer to review, with focus on balance, materials, streetscape.

## **NEW BUSINESS**

1. Letter regarding 73 Passiac Avenue up for sale (Former Elkwood Rail Station). Patty Meola. Patty and Tom signed a letter to the homeowner and the realtor, informing them of the house's historic significance.
2. Broad Street Redevelopment Update.  
Jennifer Alvarez. Rough plan passed by Planning Board and City Council. City has closed on 7 Cedar. Timeframe dependent on Fire House. Some concerns about density, height of buildings on Maple Street.
3. HPC Ordinance Draft Staff Comment News update (if any).  
Melissa Spurr/Jennifer Alvarez. No follow-up with the city since meeting reported on last month.
4. Council, Planning Board, and SDI updates and news.  
Steve Bowman: Shade Tree program becoming more active; proposed tent structures over DeForest parking lots.  
Jennifer Alvarez: nothing beyond Broad Street.  
Claire Toth: update on façade grants.
5. Update on any group initiative progress.  
All Commissioners.

Caroline King: Awards program update; other cities' programs.

**NEXT MEETING DATE: WEDNESDAY JUNE 19, 2019**

**MEETING ADJOURNED AT 8:52 PM**