

CITY OF SUMMIT HISTORIC PRESERVATION COMMISSION
MEETING AGENDA
MEETING DATE: SEPTEMBER 17, 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 JULY 16, 2025

ADVISORY REVIEWS: Items for Discussion

1. 23 Oxbow Lane: (c)- variance for steep slopes disturbance to construct a patio and outdoor space, and installation of stormwater management. Northside c1950
2. 45 Edgewood Road: (c) - variance for third story addition and side yard setback; left side of the house above the existing kitchen to create new primary suite on 2nd floor. 1934.
3. 58 Valley View Avenue: Revised landscape and lighting plan submitted 8/14/25 (c) variance for slope disturbance, in ground pool, patio, and landscaping. <https://www.summitlibrary.org/wp-content/uploads/2023/09/Springfield-Ave-to-Waldron-Ave-Vol-8-part-4.pdf> p141-142 c 1930 **Contributes to streetscape.**
4. 30 Ridgedale Avenue: (c) – variance for side yard setback and side yard combined to construct a garage. c1955
5. 8 Irving Place: (d) - variance for FAR and (c) - variance for lot coverage and building coverage to construct a 1-story addition and replace gravel patio with pavers. <https://www.summitlibrary.org/wp-content/uploads/2023/05/Greenbriar-Drive-to-John-Street-Vol-4-part-2.pdf> p435-436 **Contributes to district Northside c1903**
6. 15 Middle Avenue: (c) variance for side yard setback to construct a second story addition. c1954
7. 96 Fernwood Road: (c) - variance for lot coverage for extended patio with kitchen 2016
8. 57 Hobart Avenue: c) variance for lot coverage and building coverage for deck expansion. <https://www.summitlibrary.org/wp-content/uploads/2023/05/Greenbriar-Drive-to-John-Street-Vol-4-part-2.pdf> p275-276 **Contributes to district Hobart Avenue 1903**
9. 13 Huntley Road: (c) – variance for front facing garage 2020
10. 221 Blackburn Road: (c) - variance for side yard setback and combined side yard setback to construct second-floor addition 1955

NEW BUSINESS

1. Demolition applications/permits
 - 144 Beekman Rd: Detached garage is being demolished - 7/24/25 DCS. <https://www.summitlibrary.org/wp-content/uploads/2023/05/Ashland-Road-to-Beekman-Road-Vol-2.pdf> p599-600 c1910-1920 Colonial revival. **Contributes to streetscape**
 - 68 Valley View Avenue: The house is being demolished - 7/24/25 DCS. <https://www.summitlibrary.org/wp-content/uploads/2023/09/Springfield-Ave-to-Waldron-Ave-Vol-8-part-4.pdf> p149-150 c1895 **Contributes to streetscape**
 - 107 Kent Place Blvd: Applications for demolition received - 8/7/2025 DCS. 1955

- 80 Glenside Avenue: Applications for demolition received - 8/21/2025 DCS. <https://www.summitlibrary.org/wp-content/uploads/2023/05/Doremus-Street-to-Gloucester-Road-Vol-4.pdf> p487-488 **Contributes to district Deantown c1900**
- 61 Baltusrol Road: the construction office is in receipt of a demo permit application 8/21/2025. 1940
- 14 Kenneth Court: the construction office is in receipt of a demolition permit for the above address 8/27/25. 1978.

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

LIASON UPDATES:

1. Planning Board
2. Council

MOTION TO ADJOURN

NEXT MEETING DATE: October 15, 2025