

CITY OF SUMMIT HISTORIC PRESERVATION COMMISSION

MEETING AGENDA

MEETING DATE: NOVEMBER 12, 2025 TIME: 7:00 PM

LOCATION: CITY HALL, LARGE CONFERENCE ROOM (SECOND FLOOR)

CALL TO ORDER

ADEQUATE NOTICE STATEMENT

ROLL CALL: CAROLINE KING, JAMES BURGMEYER, 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 OCTOBER 15, 2025

ADVISORY REVIEWS: Items for Discussion

1. 14 Hughes Place: (c) – variance for building coverage and lot coverage to build deck. 1989. Though the home is not historic, 14 Hughes Place is located in the Deantown Historic District.
2. 90 Tulip Street: (d) – variance for FAR and (c) – variance for building coverage, side yard setback, and combined side yard setback to construct second story additions. <https://www.summitlibrary.org/wp-content/uploads/2023/09/Springfield-Ave-to-Waldron-Ave-Vol-8-part-4.pdf> p21-22 **c1925. Contributions to Brayton School Historic District.**
3. 19 Ridge Road: (c) variance for building coverage, building height, lot coverage, steep slope disturbance, driveway width, and pool. <https://www.summitlibrary.org/wp-content/uploads/2023/05/Park-Avenue-cont-to-South-Street-Vol-7.pdf> p427-428 **c1910 Benjamin V White architect. Contributions to North Side Historic District.**
4. 71 Hillcrest Avenue: (c) variance for lot coverage, building coverage, front yard setback, and front entry garage to construct a new home. <https://www.summitlibrary.org/wp-content/uploads/2023/05/Greenbriar-Drive-to-John-Street-Vol-4-part-2.pdf> p193-194 **c1925 Tudor Revival Contributions to North Side Historic District.**
5. 175 Oak Ridge Avenue: (c) variance for lot coverage and building coverage to construct detached garage. <https://www.summitlibrary.org/wp-content/uploads/2023/05/Morris-Court-to-Park-Avenue-Vol-6-part-2.pdf> p28-29 **c1930 Tudor Revival Contributions to Druid Hill Historic District.**
6. 37 Webster Avenue: (c) variances for rear yard setback, driveway width, building coverage, and existing non-conforming side yard setback for elements constructed without requisite approval. 1951.
7. 32 Lenox Road: (c) – variances for max height for an accessory structure, max height of fence/wall combo, and steep slopes to construct, pool pergola, and pool house. <https://www.summitlibrary.org/wp-content/uploads/2023/05/Kent-Place-to-Llewellyn-Road-Vol-5.pdf> p 333-334 **c.1935 Colonial Revival Contributions to North Side Historic District.**
8. 268-270 Ashland Road: Minor subdivision application with (c) variances for lot area and rear yard setback to create lots 2.01 and 2.02. c1960. Demolition.

NEW BUSINESS

1. Demolition applications/permits
 - No notifications received since 10/2/2025

OLD BUSINESS

1. 2026 HPC Calendar
 - 3rd Wednesday of the month
 - August recess
2. Demolition applications/permits
 - Demolished: 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 Contributions to District North Side**
3. Rescheduled: Preservation NJ Event: Saturday, March 7th, 2026
4. Ordinance
 - Passage Date: 10/7/2025
 - Effective Date: 10/16/2025
 - DCS workflow in process

LIASON UPDATES:

1. Planning Board
2. Council

MOTION TO ADJOURN

NEXT MEETING DATE: December 12, 2025, Location TBD