

CITY OF SUMMIT HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
MEETING DATE: MAY 21, 2025 TIME: 7:00 PM
LOCATION: CITY HALL, LARGE CONFERENCE ROOM (SECOND FLOOR)

CALL TO ORDER: 7:00 PM
ADEQUATE NOTICE STATEMENT

PRESENT: CAROLINE KING, JAMES BURGMAYER, MIKE DIGERONIMO, MARY MALLOY, SUSAN BRADY, BONNIE MORRISON, NICK CURIALE, BOB PAWLOWSKI (COUNCIL LIAISON)

ABSENT: MEREDITH GAYLORD, JESSICA ROY, JENNIFER ALVAREZ

APPROVAL OF MINUTES: MEETING OF APRIL 16, 2025

B Morrison moved to ratify submission; J Burgmeyer seconded. The motion carried unanimously.

ADVISORY REVIEWS: Items for Discussion

1. 9 Stony Hill Court: (d) variance for FAR to construct addition; 145 sq ft 1st floor addition over the existing garage and a 150 sq ft addition over the 1st floor family room. c1977. The proposed addition is in keeping with the neighborhood and improves the elevation of the Ashland facade. M Malloy moved to ratify submission; N Curiale seconded. The motion carried unanimously.
2. 180 Blackburn Road: (c) variance for steep slope; re-grading and alteration of the exterior including construction of retaining walls and installation of storm water management system. c1957. No alterations are proposed to the structure. The HPC has no comment. S Brady moved to ratify submission; B Morrison seconded. The motion carried unanimously.
3. 4 Hughes Place: (c) variance for front-yard setback to construct addition and (c) variance for front-yard setback for A/C location. c1946. The house is not listed in the historic sites inventory. The proposed addition is small in scale. The HPC takes no exception to this application. B Morrison moved to ratify submission; M Malloy seconded. The motion carried unanimously.
4. 65 Fernwood Road: (c) variance for lot coverage to re-construct patio. c2003. The proposed patio is not visible from the public right of way. No alterations are proposed to the structure. The HPC has no comment. M DiGeronimo moved to ratify submission; J Burgmeyer seconded. The motion carried unanimously.
5. 235 Morris Avenue: Amended application requesting prelim & final site plan approval with (d) variance for expansion of non-conforming use and (d) variance for FAR. (c) variances for setback & parking. <https://www.summitlibrary.org/wp-content/uploads/2023/05/Locust-Drive-to-Morris-Ave-Vol-5-cont.pdf> p337 c1870. Contributes to streetscape. 235 Morris Avenue was built by Charles W. Faitoute, a late nineteenth century developer Summit. The house was once part of the Isaac Sayre farm. Faitoute was a descendent of Issac Sayre, one of the area's early settlers. 235 Morris Avenue dates back to the 1870's and is noted as contributing to the streetscape in the Summit Survey of Historic Resources. The principal structure is a Victorian/gothic style home. There is an existing barn accessory structure in the rear. There are no proposed changes to the principal structure. The proposed alterations and additions to the barn structure and the new accessory shed are consistent with the Development Design Guidelines in terms of massing, detailing, and materials. The proposed improvements will improve and enhance the Morris Avenue streetscape. The HPC supports this application. N Curiale recused himself. S Brady moved to ratify submission; M Malloy seconded. The motion carried unanimously.

NEW BUSINESS

1. December 17, 2025 HPC meeting, location TBD

OLD BUSINESS

1. Preservation NJ - HPC Roundtable booked at Twin Maples for November 1st
2. HPC Plaque: 47 Hillcrest Avenue
3. 2024 HPC Award Nominations

LIASON UPDATES:

1. Council: Demolition Ordinance in discussion.

MEETING ADJOURNED: 8:00 PM

NEXT MEETING DATE: June 18, 2025