

**Historic Preservation Advisory Commission Meeting
Regular Meeting of November 15, 2010 7:00 pm**

The regular meeting of the Historic Preservation Advisory Commission took place on the above date. Chairman Dennis Becker read the Open Public Meeting Act and requested Board Secretary Mrs. Citterbart called the roll. Board Secretary Citterbart stated there was a quorum.

OATH OF OFFICE

David Steinberg

MEMBERS PRESENT: Mr. Becker, Ms. Best, Mrs. Diglio, Mr. Kaplan, Mrs. Schulte, Mr. Steinberg, Mr. Wright

EXCUSED: Mr. Read

FLAG SALUTE

CONSIDERATION OF MINUTES

April 19, 2010
May 17, 2010
August 16, 2010
September 20, 2010

Mr. Kaplan made motion to approve the April, 19, 2010, May 17, 2010, August 16, 2010, and September 20, 2010 minutes. Ms. Best seconded the minutes.

AYE: Mr. Becker, Ms. Best, Mr. Kaplan, Mrs. Schulte, Mr. Wright

APPLICATION

**#HPC-16-2010- Dr. Sam Kahlam/Northern NJ Endoscopy
Block: 708 Lots 8 & 9
18 Church Street**

Applicant requesting to add required area way for basement generator and additional HVAC units.

SWORN: Yogesh Mistry, architect for the project with the firm Mystery Design.

Mr. Mistry stated: I am here for additional condensing units added to the side of the building which were not originally noted on the drawings to get approval. I am referring to drawing A2.01 which is a floor plan. We are proposing a doctor's office and surgical centers downstairs and as part of that the HVAC requirements require us to add come condensing units. In total there will be six units along the right side of the property.

Mr. Becker asked: Have those always been on the building?

**Historic Preservation Advisory Commission Meeting
Regular Meeting of November 15, 2010 7:00 pm**

Mr. Mistry stated: Yes and we are adding new ones. They will be similar in size and about the same footprint. In addition, we came before the planning board and historic board for a generator that was to be put outside. At the hearing there was an issue of the noise level so the generator was put inside by the right corner of the building. There was a vented corner already constructed and it sticks out of the ground 2/5 feet 12 feet long x 12.8 inches wide. It was already constructed but we found out we need approval. I was under the assumption that it was approved by the planning board.

Mr. Becker asked: The box is for the inlet and the exhaust for the generator?

Mr. Mistry stated: Yes.

Ms. Best asked: Can you see the HVAC's you are proposing from Church Street?

Mr. Mistry stated: Probably not. There is a tree there. The new ones will be behind the existing ones.

Mr. Becker asked: How much property does this building own before you hit the next person's property?

Mr. Mistry stated: 16 feet 7 inches.

Ms. Best asked: Are there any problems with side yard setbacks?

Mr. Mistry stated: No.

Mr. Becker asked: Will there be any landscaping?

Mr. Mistry stated: We can propose that.

Board agreed landscaping will look nice.

Mr. Becker stated: Fencing and shrubing will help with the noise level.

Mr. Becker asked: Can you put the condensing units on the roof?

Mr. Mistry stated: I checked with the engineer and it is difficult to run the condensing line because you have to go to the third story.

Mr. Becker asked: Can the generator exhaust get piped up higher?

Mr. Mistry stated: There are some other issues because of the windows there.

Mr. Becker stated: You can exhaust it above roof level.

Mr. Mistry stated: I can check on that.

**Historic Preservation Advisory Commission Meeting
Regular Meeting of November 15, 2010 7:00 pm**

Mr. Becker asked: Did you do any noise level checks?

Mr. Mistry stated: It is 58 GB. As you get closer to the site the noise dissipates. It meets the state requirements.

Mr. Becker asked: What about the exhaust on the generator?

Mr. Mistry stated: We have a little more lead way because it operates during the day time. I told the doctor when it gets installed we will need to meet the requirement at the property line.

Discussion ensued.

Mrs. Schulle asked: Has the neighbor had any problem?

Mr. Mistry stated: As far as I know, I don't think so.

Discussion ensued about the neighbors.

OPEN TO PUBLIC

Chairman Becker opened this portion of the meeting to the public.

William and Lindsey Casey, 22 Church Street stated: We sent a letter to Mr. Russo with our concerns about what is happening. We have concerns about noise and appearance. We are also concerned about the exhaust from the generator especially if it is not vented all the way through. My kitchen window is right where they plan on venting the generator. In the event if they stack it to the roof, it is only three or four feet from the front of the building therefore viewable from Church Street. We listened to three condensers all summer long and now they want three more. I entertain in my yard and every time I entertain their condensers are running and cycling and it is disturbing. It also disturbs my tenant whose bedroom is in the back of the building. I realize there is nothing I can do about the existing units but it is going to be additional discomfort when they put the new ones in. This is going to have a great affect on my property, my tenants' quality of life and my own.

Mr. Becker stated: I am not sure the roof could hold the generator.

Mr. Casey stated: The rear of the building is a steel structure and I know anyone can engineer it so that steel could be put in to hold the generator. It is done all the time but it is costly however that it is the cost of doing the business.

Mr. Becker stated: Your concern is the noise level because it will double up to what it is now.

Mr. Casey stated: I have a major concern about the exhaust from the generator.

Mr. Becker asked: How would you feel about having a fence put up?

**Historic Preservation Advisory Commission Meeting
Regular Meeting of November 15, 2010 7:00 pm**

Mr. Casey stated: We could negotiate that. I would like to see what they have in mind. I feel he is not being neighborly in what he is doing.

Mr. Becker stated: The fence not only will block some of the noise but it will block some of your site from looking at the building.

Mr. Casey stated: I would like to see where they are putting it and the material they will use. I still say the exhaust from the generator will be a problem.

Mr. Mistry stated: We did explore putting the generator on the roof right from the beginning. Unfortunately noise will still be an issue but the bigger factor is really supporting it. It is a steel structure and yes it could be done. But there is a big cost involved. The noise will be very limiting. When the power goes out in this area is when it would kick on. And it will be exercised once a week for about 15 minutes.

Discussion ensued on the piping of the exhaust system.

Mr. Mistry stated: We will work with you on the screening.

Mrs. Diglio stated: I do remember this application a while ago and the concern was the color of the brick on the back of the building was to match the color in the back.

Mr. Mistry stated: We came before this board a previous time and the reason was he didn't want the surgical rooms to have the windows at ground level.

Mr. Wright stated: From a historical perspective it is very hard to explain this sometimes. You could argue painting the back of the building white so that you could not tell the difference between the original structure and later additions it is in a sense creating a false appearance. We want to make this as attractive to the neighbors.

Mr. Mistry stated: I don't have a problem with making the fence solid as long as we can get some air around it. I am not sure it will look good if we run it all the way up.

Discussion ensued.

Mr. Becker stated: From my point of view, I don't think I can approve this without seeing some architect plans. We need to see plans with a proposed barrier.

Mr. Steinberg asked: What size is the generator pipe and what is it made of?

Mr. Mistry stated: It is a metal pipe and I believe is it 6 inch in diameter.

Mr. Becker stated: What if you brought it down from first step out of your building and ran it up the corner.

Mr. Mistry stated: I don't have a problem as long as from an engineering standpoint it could work.

**Historic Preservation Advisory Commission Meeting
Regular Meeting of November 15, 2010 7:00 pm**

Discussion ensued with the piping for the generator.

Mr. Mistry stated: We would be glad to meet with the neighbor and the doctor and his contractor and discuss the best options for this.

Mr. Wright made a motion to table this application to the December 20, 2010 meeting. Mr. Kaplan seconded the motion.

AYE: Mr. Becker, Ms. Best, Mr. Kaplan, Mrs. Schulte, Mr. Steinberg, Mr. Wright

With no more public stepping forward, Mr. Becker closed the public portion of the meeting.

CORRESPONDENCE

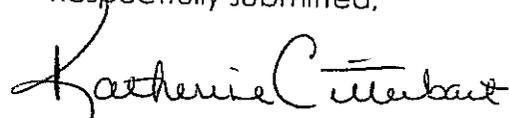
None

ADJOURNMENT

Mr. Kaplan made a motion to adjourn the meeting. Ms. Best seconded the motion. The meeting was adjourned with a unanimous "aye" vote. The meeting adjourned at 8:00 pm.

The next regular scheduled meeting will be held on December 20, 2010 at 7:00 pm in the Council Chambers of the Municipal Building.

Respectfully submitted,



Katherine Citterbart
Historic Board Secretary