



Township of Nutley

Nutley Historic Preservation Committee

Minutes

Date: March 21, 2024
Time: 7:00 PM
Location: Nutley Town Hall

I. Compliance with Open Public Meetings Act

Pursuant to the requirements of the Open Public Meeting Act (Chapter 231, P.L.1975), notice of this meeting was published in The Nutley Sun, The Herald News and The Star Ledger. A copy of this notice has been posted on the Nutley Town Hall bulletin board and a copy is on file in the Municipal Clerk's Office.

II. Call to order and attendance

Member Name	Present (P) Absent (A) Excused (E)
James Levendusky	P
John Demmer	P
Sal Corvino	P
John Simko	E
Jeanne Van Steen	P
Dante Intindola	P
Luke Michels	P

Also present were Construction Code Official David Berry, Mr. James E. Quinn of 11 Irving Place, Nutley, and Mr. James P. Quinn of 88 Myrtle Avenue, Nutley.

III. Communications and bills

None

IV. Ongoing business

- Mr. James E. Quinn of 11 Irving Place
 - Mr. Quinn is interested in landmarking his house
 - Mr. Michels reports that this is within the original Nutley Park Lambert development.



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- He toured the home and has tentatively identified it as a Lambert-designed home.
 - Mr. Quinn expressed a sentiment to preserve the home, limited to the exterior and asked several questions about the landmarking process and its effects.
 - He plans on proceeding with the landmarking process, to be sponsored by Mr. Michels.
- 232 Highfield Lane (a/k/a “Bedford House”)
 - Mr. Berry presented the current status of the ongoing renovation
 - All certificates of appropriateness (“CoAs” have expired)
 - This is a limitation of the ordinance that CoAs do not run with the permit, but expire two years from issuance.
 - Given the renovation is ongoing, no official action is to be taken on the expired status of the CoAs.
 - The issuance of an amended and restated CoA incorporating the prior ones was discussed as business for a later date, contingent on an inspection.
 - Two major deviations from the plans the Committee approved through CoAs 001, 002, 003, 004, and 004A.
 - Outdoor fireplace
 - An outdoor fireplace was added at the end of the porte cochere that was not on the original plans
 - The Committee recognized this as a material deviation from the CoAs.
 - Exposed rafter versus soffit
 - Instead of a standard soffit, the rafters remain exposed under the roofline.
 - The Committee did not recognize this as a material deviation from the CoAs.
 - Mr. Berry included a midpoint inspection as a contingency for the completion of a framing inspection dated February 13, 2024.
 - Mr. Levendusky made a motion to have Mr. Corvino lead an onsite inspection of 232 Highfield Lane along with the Construction Code Official, to be joined by members of the Committee willing to come.
 - Seconded by Mr. Demmer
 - Unanimously approved by those present
 - No official action to be taken until after said inspection.



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V. Minutes

Minutes from the previous meeting, held on February 15, 2024, were accepted unanimously by those present with several typographical corrections.

VI. New business

None

VII. Public Comment

None

VIII. Adjournment

The meeting was adjourned at 8:07 PM.

Next public meeting: April 18, 2024 at 7:00 PM