



THPC Minutes of July 2, 2015

Chairman David Wall called the meeting to order at 8:05 P.M. and read the Open Public Meetings Act.

Open Public Meetings Act

In compliance with the Open Public Meetings Act, P.L. 1975, Chapter 231, the notice requirements have been satisfied.

Meeting dates for the year are confirmed at the Annual Meeting, and posted on the public bulletin board in the lobby of the Municipal Center and published in the Press Journal and The Record within the first 10 days of the New Year.

Copies of all revised or additional meeting notices are sent via fax to the Press Journal, The Record, Suburbanite and Northern Valley News and are posted on the public bulletin board in the lobby of the Municipal Center.

Roll Call

Present: Chairman David Wall
Richard Bennett
Reno Danese
Dr. Rita Heller
Mario Turchi (8:25 PM)

Excused: Michael Barone
Karen Neus

Also Present: Paul Stefanowicz, Council Liaison
Nicholas Stefanowicz, Student Liaison

Member of the Public: Risa Rosenberg, 149 Newcomb Road, Tenafly

Public Portion of Meeting

Chairman Wall opened public portion of the meeting. Ms. Rosenberg spoke about saving Valley Hotel. This building is important in the women's suffragette movement with history of Elizabeth Cady Stanton and Susan B. Anthony being there. It is important to the United States and Tenafly. Dave said the July 8th meeting of the Planning Board has been postponed to August 12th.

53 Knickerbocker Road

Major discussion amongst those present regarding this property, the arboretum and trees. Property has been approved for subdivision. What can THPC do to prevent the many stately, older trees from being cut down? There is a very large, healthy American Elm of marked importance on the property. Next meeting of Planning Board is July 22 and residents need to get out; to be dramatic and shame Planning Board and then Mayor and Council. It is imperative to find an investor to save this entire site. Ms. Rosenberg believes THPC should do whatever possible to preserve it as property is of significance, aside from the historical house. Rita said a request to do an inventory of trees to be taken down was refused by the owner. Mario took some trees down on his property at 168 Serpentine Road and they were replaced. Rule is: if tree falls in development footprint, you don't need to remediate. Reno said he'd speak with people at Rutgers regarding the American Elm, in particular.

Rita said Max Basch knew of an investor, Josh Lapsker. It was hoped he would buy half of the property with a goal to develop senior apartments, which would be away from the mansion, around \$3 million with balance of money coming from Open Space Trust Fund – perhaps \$1.4 million now and more in future years. He might convert the mansion to a B&B or condominiums like Cotswold.

Tenafly Railroad Station

Richard Bennett reported on his visit to Tenafly Railroad Station. There is deterioration on the overhang. Tenant has added lots of wear and tear to the building. Doors are not hung correctly, perhaps they can be replicated. Door hinges were incorrectly modified by others after restoration, leading to damage? Several original hinges that were damaged prior to restoration were replicated at that time. (See Specs). At the north end (service entrance) is a faux grain-painted door, as per restoration specs, which is now painted yellow. (It is not, it is the only remaining correctly grain-painted door as per restoration specs. Rita said it was natural wood at time of last renovation. (It was not.) Tenant put in a stone floor in 1994. (It was patterned concrete, there is a documented report of interior conditions pre-renovation.) This tenant has been there 10-12 years. Richard said much of said building is taking a beating. Paul said Richard aided Jewell in writing her report. Richard said much needed repair of woodwork needs to be done by a qualified, certified historic preservationist. Van-GO did work at E.C. Stanton House. Unfortunately, this firm removed all of the original siding without photo or physical documentation, or paint analysis, removing any opportunity to better understand the original ECS appearance. Rita added Kevin Tremble recommended Glen Ciponis from N.J. Historic Trust. Richard said overhang is the worst. He and Bob Culvert inspected the downspouts, which go into drains. They do back up. Richard suggested an overflow be put in. Richard added Bob Culvert said he would clean the underground drains. Richard said windows are not in great shape, some sashes are rotten. He asked if the paint colors had been approved. Paint analysis was done by Janet Foster of Acroterion, LLC, a well-known expert, and approved by THPC. Mario said it was yellow before. Dave told Richard the tenant wanted to extend the loft, but THPC said no. Dave said interior was repainted without HPC notice and Certificate of Appropriateness. Paul will send an email with paint colors to Jewell. Dave said Mayor Ruskin wants to be kept abreast of this. Paul will copy Mayor, Jewell, Bob Culvert and Richard Bennett. Rita said the damage looks reversible. Mario said people in Nyack, N.Y. do this type of woodwork. Dave asked Richard, in Stage 2 of this project, to find people to do repairs. Dave will contact G. Ciponis at N.J. Historic Trust. Mario recalled Alan Ballou from New York did last repairs in 1994. Paul said overhang was taken down in '50-60's because of damage.

Adjournment

Motion to adjourn to enjoy Tenafly fireworks made by Mario Turchi; seconded by Reno Danese.
So approved.

Meeting adjourned at 8:58 P.M.

Respectfully submitted,

Deborah L. Alvarez, Transcriber

MINUTES APPROVED SEPTEMBER 3, 2015