



### **THPC Minutes of June 4, 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  
Rita Heller  
Karen Neus  
Mario Turchi

Excused: Michael Barone

Also Present: Paul Stefanowicz, Mayor's Liaison  
Nicholas Stefanowicz, Student Liaison  
Kevin Tremble, Planning Board Liaison\*

No members of the public were present this evening.

#### **Approval of Previous Minutes – April 23, 2015**

Motion to approve minutes made by Karen Neus; seconded by Mario Turchi. So approved.

#### **Certificates of Appropriateness – none at this time**

## **87 County Road – Valley Hotel & Elizabeth Cady Stanton Statue**

Planning Board had two hearings on this site. Traffic and parking discussed. No decisions rendered. HPC members to give historic prospective on June 10<sup>th</sup>. Traffic study and operations study next. Karen noted dead end parking on the site; garbage truck would have to back up onto County Road. Time estimate: 5 minutes for drop-off/8 minutes for pick-up of children. 53 Knickerbocker Road/Mackay Estate will be discussed at June 24<sup>th</sup> meeting of Planning Board, as well as Valley Hotel.

Nick had correspondence with Coline, great great granddaughter of E.C. Stanton, and will speak on behalf of Statue Committee. Coline will speak on behalf of family. Committee views Valley Hotel important, and more awareness of E.C. Stanton should be given to public. Statue should be placed in Huyler Park. Dave asked Nick to inform Coline of June 24<sup>th</sup> date.

Rita, Karen and Mike on behalf of HPC attended the May 27<sup>th</sup> Planning Board meeting. HPC report and recommendation was entered and admitted into evidence. HPC stands on this report. Dave is Class B member and can offer opinions on local historic facts.

(8:50 P.M. Kevin Tremble joined the meeting.)

Discussion followed about other uses for property. Paul spoke about Demarest House/Lerner-Lamb. They loved the property, wanted it for Montessori School and willingly spent a lot of money to fix it. Kevin had suggested numerous ideas to Mr. Riley about Valley Hotel, but nothing came of it. Dave added a grant might not be easy to get. It is not HPC position to come up with alternative ideas. HPC's position is to decide whether they should accept contract for school. Dave asked who agreed with him regarding saving old part and demolishing rest.

## **53 Knickerbocker Road**

Rita attended Open Space Meeting on May 28<sup>th</sup>. It was their third meeting headed by Nadia Lamada. On agenda was consideration of creating a community center replacing the Tenakill Swim Club. . Rita presented HPC opinions on 53 Knickerbocker. She listed other attendees, who did not have defeatist points of view to save mansion. Suggestions were condominiums like Cotswold and/or B&B; things beneficial to Tenafly. Property is 6-1/2 acres – ideas were far-reaching 21<sup>st</sup> century creative re-use ideas of mansion. Jeff Miller, very gun-ho, said possibly he could get investors in the property. Consensus opinion of this committee was they'd need \$2 million from Borough from Open Space funds. Karen added she heard the price was \$7 million already. It was a good meeting and agreement that property is a treasure, along with Tenafly Railroad Station and Roosevelt Monument. Next meeting is June 25<sup>th</sup>. Karen said action needs to be taken between now and next meeting. Jeff will attempt to speak with owner of property. Karen said listing expired with realtor. Karen asked what does HPC want to say to Mayor & Council about southern end of Knickerbocker Road, sale of driving range, which is adjacent to pool at country club. Several developers were interested, but dropped the idea of building on the property. HPC needs to fight for 53 Knickerbocker. Rita wrote to Mayor about that property, prospect of it being split, homes added in southwest quadrant of Tenafly. Dave asked if Open Space and Recreational Trust are under guise of Environmental Commission. Karen took home site plan for 53 Knickerbocker. Mario said it is not HPC's job to find other ideas. Paul said at least HPC should have a voice. Karen added 49 trees of 6" or more are to be removed.

**Informational** - Dave said Kevin Tremble was the Grand Marshall of 2015 Memorial Day Parade in Tenafly.

### **Bergen County Historic Commission**

Tenaflly HPC Chairman David Ward was awarded the **Preservation Leadership Award for 2015** on May 7, 2015 in the Hackensack Historic AME Church. HPC Treasurer Rita Heller was also in attendance.

### **Blue Sign at Mario Turchi's Home – Serpentine Road**

Discussion about where to erect the sign, whether within right-of-way or closer to house was mentioned. Dave said Tenaflly is planting trees within right-of-way, if owner approves. Mayor stuck his head into meeting room and mentioned trees were also planted at all of the schools. There is a significant amount of money in Tree Fund. Mario asked Dave where he thought sign should be placed; Mario said within 15' from curb or edge of road. No decision made.

### **Roosevelt Monument**

Rita visited the site and sent a letter to Bob Culvert, copied to Mayor; regarding fact that lighting has not been fixed. She received an email from Bob indicating when money is approved from Mayor & Council, it will be fixed.

### **Mackay Estate – Valley Hotel - T.Robins Brown**

Rita spoke with T. Robins Brown regarding 53 Knickerbocker and Valley Hotel. T. R. Brown talked about grant money, and it is up to grantee to apply for money. Grant applications are due September 3rd. Rita said T.R. Brown is available to write grant for 53 Knickerbocker. She will work with Open Space people. HPC would demonstrate good faith to Tenaflly. T.R. Brown is available at \$100/hour and travel expenses. She would have to submit her intention by June 22<sup>nd</sup>. Kevin added he thinks Mayor & Council would have to okay this, but a letter of intent could be sent to grant people. Dave asked does HPC want to send letter of intent for 53 Knickerbocker. He is reluctant to start this process as there are already three offers on the property. Would Paul put question to Mayor & Council – should HPC apply for grant to Bergen County to purchase 53 Knickerbocker. Paul said you don't need Mayor & Council's permission. Kevin added no one is doing anything. Rita said it's a perfect opportunity to do something. Paul noted Mayor & Council is out of 53 Knickerbocker business. Rita said Open Space Commission met last week and they are working on this. Paul said Court of Public Opinion means something. An amount is required to be put on grant intent. Money would be used for exploration of idea. Karen said a historian and architect gave lecture on restorative use under guise of historic information.

### **Tenaflly Railroad Station**

Mario asked Paul if he asked Mayor & Council for more money in budget for maintenance of Station. Paul said HPC should ask for more money and justify why. David asked who would go about hiring consultants and work with DPW. Mario said he would oversee it. Borough Administrator Jewell Chin knows process of reports re: station to Bergen County Historic Commission. Photographs of needed repairs were taken by Rita Heller and submitted in October 2013. Karen added if HPC had control over budget for station, things would get done. Dave thought Building Department should come up with repair list. Mario said he'd make a list and HPC could hire a professional, because HPC has money in their budget. Richard said have a good proposal, hire a historic architect and go ahead with repairs. Mario said first year might take longer. Previous discussion was thought that proposal would be too expensive. Dave

suggested Richard and building inspector look at station one time a year. Richard agreed. Dave will ask Jewell when next report to County is due. Kevin added report goes to N.J. Historic Trust and Bergen County, and could be same report. Discussion about who is responsible to do report; at what stage is N.J. Historic Trust report sent in; why can't HPC report what has to be done and do it now. HPC will do the job and has money available; suggested Dave sends follow-up letter to Bob Culvert with copy to Mayor re: report. Mario said hire professional to look at station; what action resolutions can be done by 4<sup>th</sup> of July; make a list.

Mario will take on job of searching for and hiring professional. Jewell will be told HPC wants to send HPC member Richard Bennett with Bob Culvert to make a list of defects, previously cited. This course of action needs to be done soon. Dave said HPC has right to inspect station. Paul suggested checking with Bob regarding his schedule. It was previously thought cost would be \$27,000 – more like \$700 to \$1,000. Dave will send email to Jewell asking it be done ASAP. Mario will call Mike Barone asking him to call architect or Mario will do it.

### **Adjournment**

Motion to adjourn made by Reno Danese; seconded by Richard Bennett. So approved.

Meeting adjourned at 9:56 P.M.

Respectfully submitted,

Deborah L. Alvarez, Transcriber

**MINUTES APPROVED SEPTEMBER 3, 2015**