



THPC Minutes of March 9, 2015

(This is a special meeting date due to snow on March 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.

“I have also been informed by the Borough Clerk that the postponed, because of snow, date, i.e., tonight, was duly faxed.

Roll Call:

Present:

Chairman Dave Wall
Richard Bennett
Reno Danese
Karen Neus
Mario Turchi

Also Present:

Paul Stefanowicz, Mayor’s Liaison
Nick Stefanowicz, Student Liaison
Kevin Tremble, Planning Board Liaison

Excused: Mike Barone, Rita Heller

Members of the Public:

Dr. Mark Docktor

Mrs. Maggie Docktor
Jack Hyslop
Jerry O'Brien

Oath of Office

Chairman Wall administered the Oath of Office to Richard Bennett, new member.

Christie-Parsels House

Chairman Wall said an application was submitted to Tenafly Planning Board to subdivide this property, which is Zone 9. No variances requested or are necessary that would be added. It is zoned R-9, 1-family, and variances are rarely granted. Dave had an 1893 map that was filed with subdivision showing a structure on the lot. Dr. Docktor has a map of the property from 1873. In 1995 the first eight sites were protected by HPC including Christie-Parsels property located at 195 Jefferson Avenue. The Christie-Parsels House was listed in the 1982-83 Bergen County Historic Sites Survey.

Motion to open this portion of meeting to the public made by Reno Danese; seconded by Karen Neus. So approved.

Jerry O'Brien, 45 North Lyle Street, a realtor and builder wants to purchase a piece of land 75 by 160 from Dr. & Mrs. Docktor. At the present time, Jerry is building homes in Tenafly. Dave said there are no retaining walls on the photographs provided, but there are some parallel to the house. These walls were part of the pre-revolutionary Banta-Duryea House. Stone walls will remain where they are. Dr. Docktor indicated the Siperstein shed on his property can either be moved or eliminated. Jerry passed around photographs of homes he builds for the members to peruse. Richard and Karen said they were worried about set back of house. Jerry said overgrown hemlocks have to be removed. Richard asked if new home could be moved back more; Jerry said yes, if Planning Board approves it. Karen told him HPC can recommend that to Planning Board. Jerry said he uses real stone and hardy plank on his new homes; sometimes Connecticut granite, which is gray. He designs the homes with his architect and has built six in Tenafly in two years.

Dr. Mark & Mrs. Maggie Docktor, owners of 195 Jefferson Street, have had their home on the market for one year. They like Jerry's beautifully designed homes. The new one will face Jefferson, colors matching the other house. Karen asked how Dr. Docktor arrived at the 75 foot width and will they now stay in their home. Jerry said 75' conforms to Tenafly Ordinance. Dr. Docktor said it depends on tax structure; he's now paying \$29,600 in taxes for entire property. Kevin Tremble said he did a conservation easement on his historic property of 4,000 square feet and also a tax appeal, and got a reduction. Jerry said 75x100 would take 12,000 square feet off their property. Removal of row of trees would increase visibility of historic house, no fences either. Richard suggested setting new house 40' back, put trees at house line. Dave said there is a substantial yard on west side of house towards next neighbor. Mario said Christie-Parsels House is main concern, he wants new house to blend in. Karen agreed with Mario, and is pleased with homes Jerry has built in her area.

Karen requested when Jerry is digging, that if any artifacts are found, please let HPC know. Dr. Docktor said he has never found anything. Kevin added the entire lot is a designated site, subdivision doesn't change that. Dave told Jerry Planning Board now refers these applications

to HPC, and then HPC approves or accepts and makes a recommendation to Planning Board to approve any new structure. HPC would give Certificate of Appropriateness for subdivision and building of home. Approval means HPC accepting what Jerry is offering. Discussion ensued and request was made to set back façade of house at least 48' to be in line with historic structure.

Dave said there are three ways of approving the application: accept; accept with conditions; denial. It will go to Planning Board, followed by a written report. Student Liaison Nick Stefanowicz read his statement. He is concerned with subdivision of historic site. Kevin said Planning Board has testimony. He is worried about size of new construction, size of historic house and neighboring property. Homes in area are on smaller lots and have smaller houses. Karen said she thought about this for a while, large property and taxes. It is difficult for owners when so much goes to taxes. Subdivision makes it more affordable for a historic home owner. Taxes are high in Tenafly.

Reno said he thinks Jerry will work with HPC. Mario said it's about context and how it fits with Christie-Parsels House. He thinks it could work, if done properly. Richard added R9 has a minimum 75' lot. He thinks applicant is working with Christie-Parsels House and will improve the view, and is endorsing it. Dave is not afraid of house being big. Dave asked Dr. Docktor if he would enhance the driveway to Newcomb. Dr. Docktor said there are two ways to get to tandem garage. It would cost less, but take away side yard and vegetable garden. Kevin said it can still be done and driveway would be shorter. Dave said he'd suggest it be perpendicular to Newcomb at the Planning Board. Dave likes three gables facing the street and it adds to historic house.

MOTION TO ACCEPT WITH STATED CONDITIONS, AS FOLLOWS: (1) ANY STRUCTURE ON NEW LOT TO BE APPROVED BY HPC; (2) ANY ARTIFACTS FOUND DURING DIGGING ARE TO BE GIVEN TO HPC FOR EXAMINATION ONLY AND TO PUBLICIZE THEM; (3) FAÇADE OF NEW HOUSE TO BE SET BACK AT LEAST AS FAR AS CHRISTIE-PARSELS HOUSE RELATIVE TO JEFFERSON AVENUE MADE BY KAREN NEUS; SECONDED BY RICHARD BENNETT. SO APPROVED WITH CONDITIONS.

Dave asked Dr. & Mrs. Docktor if they were willing to say it's okay for HPC to talk amongst themselves re: this application.

This will be a major application.

(At this point in the meeting, the Docktors and Jerry O'Brien left.)

JACK HYSLOP, Eagle Scout, spoke to the Members. His idea is to create a historic hike in Tenafly, making a trail using a map. His scouts would follow first looking for historic landmarks entitled Boy Scout Historic Hike. Those doing this could get a patch. Karen said a Girl Scout did this in Oradell for Gold Award and she created a pamphlet. Dave Wall leads several walking tours one or two times a year. Kevin knows information about Revolutionary War; Paul is the Assistant Borough Historian; Alice Rigney is Borough Historian. Dave said perhaps Table 13 spread sheet would help Jack in viewing where the homes are and he could select his tour from that. Karen suggested putting a QR code on back of pamphlet. Mario asked who the intended audiences would be. Could a link be added to the tour from HPC web page? Karen asked Jack if he'd spoken to history teacher at Tenafly High School. Kevin asked in designing the tour, how will it be available to people. Jack said he's programmed web sites already. Kevin and Karen said Jack should include Sgt. Oresko. Nick writes an article for the Suburbanite and HPC

Newsletter. Nick could mention tour in his column. Dave has written "History of Tenafly" which is available in the Library. Dave said when the tour and web site are ready, call Paul and ask questions. Kevin said there are Women's Heritage Sites, Elizabeth Cady Stanton, Roosevelt Commons; blue signs designating 1776 British/Hessian Invasion and that Tenafly has five historic blue signs. There are long and short paths in P.I.P.

(At this point in the meeting, Jack Hyslop left.)

Oresko Sign

Kevin gave name of memorial designer to Mario. Designer John Lang that Mario spoke to said it would be \$10,000 with a stone underneath. Etching could be sandblasted and then color injected into stone. Designer liked design Mario had proposed, and said bas relief is best. Plaque might be 4-\$5,000. Mario will go to Mayor & Council with budget. They were enthusiastic about project. Karen asked if Mario had resume and CD of landscaper designer's work. Mario said Sprung Monuments is landscape designer and would probably do site plan and work with DPW.

Dave said HPC had approved Mario's suggestions, go back to Mayor & Council with cost. Kevin thought figure of \$20,000 was discussed. Reno said add increment for pathway. Karen said email Mayor & Council with figures, and get a detailed bid from this person. Mario said he does have a bid. Dave said type it up, add anticipated contingencies and landscaping (if not done by DPW). Lang will give a plan for the walkway also. Plaque could be aluminum and not bronze. Karen received letter from lawyer of Estate of Sgt. Oresko and he wants to meet with HPC members. Dave will sit down with attorney and see if estate has money for memorial. Perhaps Dave, Karen and Mario should meet with the attorney here. Kevin asked Paul if there was money for public celebration. Paul said \$2,500 for unveiling.

Elizabeth Cady Stanton Statue

Dave will appear at work session of Mayor & Council on March 24th with Elizabeth Cady Stanton's great, great granddaughter and two others.

Dinner for Retiring Member Don Merino

Motion to spend \$450 from Trust Fund for Alice Rigney drawing as gift to Don Merino made by Karen Neus; seconded by Reno Danese. So approved.

Dinner will be at Knickerbocker Country Club, Wednesday, April 15, 2015 commencing with cocktails from 6:30 to 7:30, dinner to follow. \$65 is cost to guests.

Atwood-Pond House

Mario had drawing of proposed sign as produced by Sewah. "Purchased" will be changed to "move to" the property in 1875.

Bergen County Leadership Award

Dave said he is applying for the Leadership Award. HPC members are on his team.

Approval of Extra Payment for Secretary

Motion made to approve extra \$25 to be paid to Secretary Alvarez as meeting has gone on an extra half hour to 10:30 PM, per previous arrangements, made by Karen Neus; seconded by Mario Turchi. So approved.

February 2015 HPC Minutes

Motion to approve minutes of February 2015 meeting made by Reno Danese; seconded by Mario Turchi. So approved.

Tenafly Historic Railroad Station

Dave has requested qualified professional inspect Tenafly Railroad Station for defects that HPC has identified, and to make known any more defects a member or the professional might see, and write a report about said defects with remedies of how to repair with said report being given to Borough Administrator Jewel Thompson-Chynn. Copy to HPC.

Adjournment

Motion by all present to adjourn meeting. So approved.

MEETING ADJOURNED AT 10:35 P.M.

Respectfully submitted,

Deborah L. Alvarez, Secretary

MINUTES APPROVED OCTOBER 1, 2015