



THPC Minutes of October 1, 2015

Vice-Chairman Mario Turchi called the meeting to order at 8:03 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:

Vice-Chairman Mario Turchi
Michael Barone
Reno Danese
Rita Heller
Karen Neus

Also Present:

Paul Stefanowicz, Council Liaison
Nick Stefanowicz, Student Liaison
Kevin Tremble, Planning Bd Liaison

Excused: Chairman David Wall
Richard Bennett
Reno Danese

(No members of the public were present at this evening's meeting.)

Certificate of Appropriateness

170 THATCHER ROAD - Chairman Wall approved this minor application for a patio.

Valley Hotel

A Planning Board hearing will be held on October 14th. The public will be invited to speak.

Karen reported she was at the last Planning Board meeting. Dave will be using emails. Paul hoped the façade of the building could be preserved, that has many important issues including women's suffragette movement. Mario said it would be good if an architect could recommend something. Have other cities faced these problems? Are there 2-3 specific areas that could be brought up at the Planning Board meeting, perhaps HPC should hire a public speaker to talk before the Planning Board? What is HPC role regarding C variances. Daycare is inherently beneficial to a town, but Tenafly ordinance requires 117,000 square feet and this site has only 1/3 of that. Karen said there were pros and cons. Mike said it has big box look. He has seen other buildings owned by parent company. This property has had many changes which did not come before THPC.

Mayor Rustin looked at the list of undesignated sites and said HPC should do whatever they have to to preserve the historic properties in Tenafly. Mike suggested being more assertive regarding these non-historic homes to get them registered.

Mackay-Lowe Estate

Decision on July 27 at Planning Board meeting was 6-3 approval in favor of subdivision. Article in Bergen Record showed Mayor Rustin taking tour of property in hopes of someone purchasing the house. Rita said she was in touch with Mackay grandchildren and got memoirs and photographs from them. Unfortunately, the reporter at the Bergen Record doesn't know what to do with this information. Rita had a copy of **Montana Historical Society** magazine, Editor Bruce Whittington, Stoneydale Press Publishing Company, Stevensville, Montana 59870. Does Karen have a copy of this, Rita does not at this time. There is also a book **Cow Range and Hunting Trail by Malcolm Mackay** with illustrations by **Charles M. Russell**. Maryellen Mackay was married to Arthur Wang. There are two grandchildren: Jean Wang and Michael Wang.

Tenafly Design Guidelines - \$30 & \$25

Mayor & Council have not yet approved new cost of books, which are \$30 for color/\$25 for black & white. Mario spoke about subsidizing cost of purchase so more people would purchase them. Karen suggested advertising them so people will know they exist. Mr. Sullivan, printer, filled the order and prints them at cost. Cost was \$35 color/\$10 black & white. If more were ordered, then price would be lower. Karen said a copy should be displayed at Tenafly Library. Mike suggested posting guideline book on web site and make a PDF copy available. Bound hard copies are available at front desk of Borough Hall. Closter HPC has their own web site. THPC is under Tenafly web site. Mike uploaded HPC while sitting in this meeting. Karen will call or email Borough Hall to see how Tenafly Design Guidelines can become a PDF file on Borough web site.

MOTION TO DIGITALLY UPLOAD TENAFLY DESIGN GUIDELINES TO LINK UNDER HPC LINK OF TOWN WEB SITE made by Michael Barone; seconded by Karen Neus. So approved.

Mario will update first page with new council members. It was first published in 2012 and lists them "at the time of publication". Mike said read what is on HPC web site link. He said it would be easy to add Tenafly Design Guidelines. Karen asked if HPC can edit HPC contact. She will make a list of what needs to be added. **Certificate of Appropriateness** should be listed in two areas: HPC and Building Department. Mario could not find an ordinance for HPC.

Approval of Minutes

Motion to approve minutes of March 2015 and May 2015 made by Mario Turchi; seconded by Rita Heller. So approved.

Unlandmarked Historic Houses

Paul said Mary Krugman was too busy at this time to work on anything for HPC. Mario will inform Dave. Mario said it would be an uphill battle in getting undesignated homes designated. Karen said designation report is necessary. It all starts with HPC budget. Rita said there is money to do several. Hopefully, T.R. Brown and Mary Krugman will be available. Karen said start with designation report; what is criteria; what is significant; make a test case through instructions by Mayor & Council; double budget request for 2016. Mario said HPC job is to save as many homes as possible. It will be good will for HPC. Mario will speak with Dave. Karen and Rita suggested arranging a meeting before next HPC meeting regarding which properties to start with. Rita will work on money aspect.

(9:05 P.M. – At this point in the meeting, Kevin Tremble arrived.)

CRITERIA: Homes appear on list. It would be up to T.R. Brown and Mary Krugman to decide which ones are significant, perhaps make Knickerbocker Road south a historic district. Kevin suggested looking at homes on oversized lots and coverage on lots.

MOTION TO HIRE T. ROBINS BROWN AND MARY KRUGMAN TO DO RESEARCH AND WRITE DESIGNATION REPORTS FOR EVALUATION AND RECOMMENDATION TO HPC FOR DESIGNATION LIST TO BE DETERMINED AT A LATER DATE made by Karen Neus; seconded by Rita Heller. So approved.

(9:30 P.M. - At this point in the meeting, Rita Heller departed.)

Kevin said Bergen County is trying to update '82-83 survey of homes on Table 13 in each town. Old homes are now approaching 100 years, which were not on Table 13 previously. Some sections on the survey are more intense. He suggested members look at State Historic Preservation Office. Karen said there is a workshop coming up in Washington, D.C. November 3-6 – National Historic Preservation Trust from 8:30-3:30. It is \$90 per person registration fee. Rita said money is available. Kevin added there is also a trade show. Second day is on preservation law. Karen suggested hiring an expert on an annual basis for training sessions.

MOTION TO HIRE MARY KRUGMAN TO DO TRAINING SESSION (NOT ON A MEETING NIGHT) BUT A PUBLIC MEETING IN JANUARY 2016, AND PERHAPS ASK ENGLEWOOD HPC AND CLOSTER HPC TO JOIN made by Karen Neus; seconded by Mike Baron. So approved.

Karen will coordinate with Rita regarding the training session.

Adjournment

Motion to adjourn made by Mike Barone; seconded by Karen Neus. So approved.

MEETING ADJOURNED AT 9:50 P.M.

MINUTES APPROVED DEC. 3, 2015