



THPC Minutes of September 3, 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 Dave Wall
Richard Bennett
Reno Danese
Rita Heller
Karen Neus

Excused:

Michael Barone
Mario Turchi

Also Present:

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

Approval of Previous Minutes

Motion to approve minutes of June 4, 2015 and July 2, 2015 made by Reno Danese; seconded by Richard Bennett. So approved.

Certificates of Appropriateness

81 WESTERVELT AVENUE – WESTERVELT HOUSE - Chairman Wall approved this C/A to

rebuild north chimney and add caps to existing two chimneys on Kevin Tremble's home. It was a minor application.

30 MAGNOLIA AVENUE – Chairman Wall approved this C/A. The wooden trim will be replaced in synthetic “azek”.

Miscellaneous

Karen Neus wrote email to Mayor Ruskin requesting that Borough of Tenafly returning \$1,000 fine paid for trees cut down by Builder Jerry O'Brien on the subdivision lot at 195 Jefferson Avenue. Mayor said the fine was appropriate and that Mr. O'Brien builds enough homes in Tenafly and knows a permit is needed for tree removal. Remediation plan for the replacement of trees is set with Building Department, but in the case of 195 Jefferson, a landscaping plan would have to be approved first by the HPC, as specified in the approval of the CofA.

Karen will email a reminder to Jerry that he is to bring in a landscape plan for subdivision adjacent to 195 Jefferson.

(No members of the public were present this evening.)

Tenafly Guidelines Book

Rita Heller announced new Tenafly Guidelines Book is done thanks to the due diligence of Mario Turchi, who Rita has renamed St. Mario Turchi. Mario replaced photographs and truly stepped up to the plate in getting this task completed. Michael Sullivan, printer, printed 35 color and 10 black/white guideline books. Rita said HPC has been charging \$25 for color/\$10 for B&W. The costs have gone up and HPC will be charging \$30 for color; \$20 for black & white. Rita attended a Mayor & Council work session in July. Dave will check the copies. Dave is also giving Rita sainthood on this project. Printer has flash drive and will give it to Rita. Question raised if Guidelines Book could be copyrighted. Kevin asked: can you copyright a public document that was paid for by public funds.

Mackay Estate

Rita reported on the current status of the Mackay Estate. On Friday, August 28, Mayor Rustin convened a committee to organize a grant application to Bergen County for Open Space Monies. He asked HPC Consultant T. Robins Brown if she was available to write the 15-page grant proposal. Since it was due 6 days later and she would be out of town during that time. Ms. Brown was unable to undertake the assignment. Also in attendance were: Kevin Tremble, Karen Neus, Dave Wall and Rita Heller. Such a grant proposal would need an appraisal on the property, as well as a sign-off by the property owner. At the August 28 committee meeting, Mayor Rustin reported Bergen County would be excited to add this property to Green Acres holdings. He also noted that of the 90-day grace period requested by the Borough after the P.B. subdivision approval, 40 days are already gone. Rita added she's in contact with Malcolm Mackay's 80+ year old granddaughter, Jean Irwin Fisher, who sent a letter in August to Mayor Rustin expressing great regret over the possibility of demolishing her family's home. Rita also wrote to Paul Goldberger, architectural critic, who works with Vanity Fair in order to spark his interest.

Kevin said there has been subdivision approval, but not memorialized. It could be September 9th. Planning Board is 6 in favor/3 against. Richard said a solution could be a special overlay

district with townhouses and condos/townhouses in the main house. Dave said T. Robins Brown said preservation of house would impact placement of houses on the property.

Valley Hotel

Dave read the last paragraph of the May 13, 2015 report. He said this building is in the Master Plan and stick with this recommendation. Dave needs to testify at the appropriate time and say he represents the opinion of HPC. HPC should have advanced historic designation earlier because application for development and demolition has already been submitted. HPC has new information now and confirmation that the Valley Hotel was the site where Stanton was turned away from voting. The administrative process is pending, and designation cannot start now. The applicant's attorney states that child day care is an inherently beneficial use, but the PB attorney, Jeff Zenn, instructed the Board that their decision must be made based on C variances. Dave would like to interview with Mary Krugman (\$165/hour). She is an attorney and historic preservationist with an expertise in this area. He will travel to her office. Question is: does she have any case law regarding Planning Board taking into consideration what is best. Regarding Certificate of Eligibility for State and National Site – they do not like to get involved in controversies. Dave is talking to someone at State level. Richard asked how does Dave get to testify at Planning Board meeting on September 9th. Dave said he's a Class B member and able to give testimony.

MOTION TO AUTHORIZE EXPENDITURE UP TO \$750 FOR CONSULTATION SERVICES AND POSSIBLE FUTURE EXPENDITURES, IF AVAILABLE, OF MARY KRUGMAN, ESQ., A HISTORIC PRESERVATION CONSULTANT OR SOME OTHER SPECIALIST MADE BY RITA HELLER; SECONDED BY RENO DANESE. So approved.

FAULTY CONDITIONS

Property is at Serpentine Road and East Hill Court. The owners did get a C/A and wanted to build a swimming pool. Requirement was that blue stone sidewalk be maintained, but it is now cracked and broken in some areas. This street has one of the longest blue stone sidewalks in Tenafly, from mid 1890's. Kevin said he thinks DPW has a pile of blue stone slates @ Davis Johnson Park. DPW does pick blue stones up and stores them there. Dave will call Bob Culvert to swap out some of the broken ones for good slates.

RICHTER HOUSE – 191 Serpentine Road - this home has rough stone and is located on west side of street. Vines are covering the house, which is pre-1930.

ATWOOD'S HIGHWOOD DISTRICT PARK SIGN AT CLINTON & SERPENTINE is bent.

UNDESIGNATED LANDMARKS – Dave send an email to HPC members. Mayor & Council says HPC doesn't act quick enough, that they should study any potential landmark and sent homeowner a certified letter. Kevin added putting something on the calendar sort of keeps it in the loop, but it could be 20 years on the calendar. Perhaps knowing there will be a hearing after research is done on their home might get some

people started to landmark status.

PRIORITIES

1. Sisson Houses – 89 and 93 Highwood Avenue – Dave said one with tower – but go for both houses. Chapel dates to 1860's of the Episcopal Church, which is next to Sisson House.
2. West side of Engle Street north of Highwood Avenue (Waldon House) Hudson & Engle – northeast corner – home has very deep backyard
3. K.B.C. Smith House – 8 Old Smith Road – owners turned down Alice Rigney for sign. Paul will speak with Alice.

Karen said regarding #4 – Railroad Station Historic District (Huyler Park & West Railroad Avenue from W. Clinton to Washington Street) – go after individual buildings such as the Apothecary Building or former Bower Pharmacy.

4. Everett-Dunn House – 20 Forest Road – Country marker – people from out of town mentioned K.B.C. Smith house. Owners not willing to get landmarked.
5. Laimbeer Estate (Hudson Avenue west of Route 9W)
6. Knickerbocker County Club house – both sides have been altered. The KCC Board recently turned down an offer from a developer to purchase the driving range for \$8 million. Karen suggested a conservation easement might be advisable in order to prevent future development of the driving range. Perhaps if HPC should send a delegation to speak at the club and advise them about this method of reducing taxes and preserving open space.

Rita said HPC should sit with Mary Krugman, hire her regarding these issues; be proactive. THPC does have money to spend on these items. Malcolm Mackay gave land to Knickerbocker Country Club. Rita asked what information/questions should go into letter to Mary and T.Robins; how do we proceed. Reno asked how do you do this, what has happened in the past. Dave said act on houses individually. Discussion about Railroad Station Historic District – A – apothecary; B – movie theater, pharmacy;) C – bank building and 315 Engle Street.

Karen added 511, 523, 533, 539 Knickerbocker – which are Spencer Smith Houses and 35 Knoll. Reno suggested sending out letters to these homeowners. Rita said HPC needs the experts' advice before sending out letters. Kevin said do the lots that can be subdivided first. Paul said try non-subdivided one first. Dave added letter will be short, one paragraph: HPC intends to make your home a historic designation house. Congratulations. To satisfy ordinance, we are designating your house. Richard said bring a draft letter to Mary Krugman. Someone asked if Council will support this. Paul will schmooze them. Karen suggested Park Street would be easy, since certain homeowners already supported the historic district - perhaps that's where to start.

Adjournment – meeting adjourned at 10:15 P.M.

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

MINUTES APPROVED ON JANUARY 7, 2016.