



THPC Minutes of February 4, 2016

Chairman Karen Neus 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 Record, Suburbanite and Northern Valley Press and are posted on the public bulletin board in the lobby of the Municipal Center.

Roll Call

Chairman Karen Neus
Vice-Chairman Mario Turchi
Treasurer Rita Heller
Secretary Richard Bennett
Reno Danese
Michael Barone
David Wall
Paul Stefanowicz, Mayor's Liaison
Ted Kagy, Planning Board Liaison
Nick Stefanowicz, Student Liaison

Presentation to David Wall

Chairman Karen Neus introduced Treasurer Rita Heller, who presented outgoing Chairman David Wall with a large pen and ink drawing created by Borough Historian Alice Rigney of the Borough of Tenafly. Rita thanked Dave on behalf of the Commission for guidance and direction during his more than six years as Chairman.

Member of the Public

Christine Evron – Tenafly Chamber of Commerce

Certificates of Appropriateness – nothing at this time

TNC Dinner

Alice Rigney, Honoree, Borough Historian, will be honored at a dinner on Sunday, March 13th at Tenafly Nature Center. Motion made and seconded to place a half-page ad in the journal at a cost of \$150. Funds are to come from Trust Fund. So approved.

New Designations Progress

T.R. Brown completed first draft of 89 and 93 Highwood – the Sisson Houses. Dave Wall and Paul Stefanowicz are doing a review and editing of the Church of Atonement and also 20 Forest Road/Edward Dunn House. Dave hopes the owners will be agreeable to designations. Karen read Ordinance which states THPC is required to notify the homeowners by certified mail stating, “We wish to nominate your home”. Paul added Closter says “Nomination Report”. Mario asked if “designation” is better if it were to be challenged. Dave added Ordinance says HPC “study”, and suggested that soft touch/approach in letter might be nice. HPC is to recommend to Mayor & Council and Planning Board. No discussion should take place amongst THPC members until a vote on designation is taken at the next HPC meeting. Mario suggested first call it “Nomination Report” and then call it “Designation Report”. Karen said she’d ask T.R. Brown for her thoughts. Karen said perhaps reach out to homeowners first before sending out the certified mail letter. Richard asked what if owner isn’t receptive. Mayor knows Mr. Farley, owner of 89 Highwood, and wants to help with getting Mr. Farley onboard. Karen said she knows the people at 20 Forest. Mayor wants to be proactive on designations and in getting Oresko Park completed. Dave added if THPC says home is important, then THPC should go on, recommend to Planning Board and they pass it to Mayor and Council. Mayor does not have veto on HPC. Mayor & Council have to make decisions that might not get approval of everyone. Mario said sent out the letter. Richard is on Englewood Historic Commission and they have no Ordinance. Richard asked how many people when buying a home in historic district know that it is indeed in a historic district. Karen said there is a disclosure form.

Rita said THPC mission is: (1) designation of home or district; HPC concerned with streetscape, not the inside of home; (2) HPC want to help, not hinder. Having a designation increases the price of a home, not lowers it. Mike said move forward with reports or it will never get done. Mario liked soft approach; owner might ask what does it mean for me and do I need a lawyer. Karen said maybe an article in Tenafly newsletter – WHAT DOES HISTORIC DESIGNATION MEAN and FAQs. Mario suggested putting FAQs and Certificate of Appropriateness form on web site. Reno suggested that someone with a historic home invite prospective designation owners and share with them their experience and expertise. Karen said the Farleys could come to her home. Mike asked why not ask people who have gone through the process with THPC for their thoughts. Nick will get a few quotes from homeowners who have done that for an upcoming Tenafly newsletter article.

19 Peter Lynas Court

Former Member Don Merino has submitted papers to Planning Board for a subdivision, and has formally submitted request to HPC for designation. Don hired T.R. Brown personally to do a

designation report on his property. On Page 26 of that report, T.R. Brown concluded this property worthy of designation under criterias #1 and #3. Rita said this property had been stable/barn for the Anthony House, which is on Hudson Avenue. Stable was part of Bonny Dell Farm, which was a milk dairy until 1941. Anthony Home at 177 Hudson has already received designation in 2007. Dave said papers submitted to Planning Board are for February 24th hearing, but designation of only part of the property cannot take place until the subdivision is approved. HPC could hold hearing on March 3rd, but not make decision until after Planning Board hearing on February 24th. Designation is on Lot 14, but subdivision will be Lot 14.01, which is the lot Don is requesting be designated. Karen said HPC is required to submit written report to Planning Board before 2/24 or Karen can show up at that Planning Board meeting with HPC report. If entire lot is designated, then HPC/PB has control over it all. Don feels it would be helpful to his request for subdivision if HPC approved. Members discussed schematic and drawings. Don will hire Mary Klugman to attend Planning Board meeting. T.R. Brown has written in her designation report that barn is a fine example of masonry skill of the time. If subdivision is approved, garage will be demolished. Dave suggested Chair should submit a one page written statement and appear on 2/24, Wednesday, indicating that all HPC members agree barn should be saved.

MOTION MADE AND APPROVED TO SCHEDULE THPC HEARING ON THURSDAY, MARCH 3RD TO PUT INTO NOMINATION THE DESIGNATION OF 19 PETER LYNAS COURT. NOTICE TO BE ADVERTISED 10-DAYS PRIOR TO HEARING.

Questions raised by members: do we care about subdivision; are we setting precedent; are we creating a non-conforming lot; is opinion being asked for. Rita said there are non-conforming properties on that street. Ted Kagy added HPC wants to preserve barn, should the property be sold, as new owners might demolish the barn. Karen added designation would be the only thing to save the barn.

Oresko Park & Monument

Karen said Mayor Rustin wants to finish this park. Mario said a landscape architect is needed and Mayor wants to do the entire park now. Borough Administrator Thompson-Chynn said there is money in Open Space Fund. Mayor spoke to Paul Keyes, who got paid for his work in Huyler Park. Rita said landscape architect should be first; Mario said do monument, then landscape architect. John Lang did up lighting behind Englewood Monument @ Palisades Avenue/Tenafly Road. Karen said 9/11 memorial and new monument lighting are very nice. Mayor Rustin would like Karen to meet with Bob Culvert, perhaps keep Oresko Park more wooded. Karen will reach out to Paul Keyes for an estimate and submit it to Mayor.

Bergen County Historic Preservation Awards

Member Michael Barone just completed chimney work on his historic home. Kevin can't make any recommendations as he's on Selection Committee. Dave asked how it would likely it would be if someone from Tenafly won an award this year, as Dave won an award last year.

Miscellaneous

Karen passed around copy of "PRESERVATION" and spoke about Tenafly Diner's upcoming renovation.

Karen mentioned on Saturday, March 5th, there is a one day work shop in Camden – "Primer for

Historic Preservation Committee” being held on Rutgers Campus. Friends of New Jersey Heritage are sponsoring.

Huyler Park Speaker System

Christine Evron, Tenafly Chamber of Commerce, spoke to the members about installation of a sound system and all that entails, using a PSE&G pole for the large speaker. She explained the dynamics to HPC and is asking for questions or comments from HPC. Music would be towards street and green area. Reno asked if she’d spoken with Parks Department. Mike asked about damage, and that anything electronic can be stolen. Christine said the major expense is conduit cable; boosters for antennas are going up. Borough Historian Alice Rigney knows about it, is upset because she wanted conduit installed in bandstand, but now all right with situation. Mario asked who is overseeing work. Christine said O.DiBella Music and me. Christine requested a written statement from HPC okaying the project. Karen will write an email, address it to “To Whom It May Concern”, stating HPC has reviewed and willing to go along with the plans.

Further Discussion on 19 Peter Lynas Court

Karen read part of Don’s letter to the group. Richard said HPC could endorse designation. Dave added it would cover entire property. Karen said it would be premature of HPC to take a position before Planning Board, but with respect to the barn, it was recognized in ’82-83 Bergen County Report and Table 13. HPC is interested in preserving the barn, even if subdivision is necessary. Mario said HPC endorses the barn. If it means to do so that property must be subdivided, then HPC has no problem with that.

Budget – Treasurer Rita Heller

Request for funds was submitted for 2016. HPC requested \$6,000 to pay T.R. Brown. Mayor Rustin has scolded HPC for not getting properties designated. Karen said Jewel is going to move money around, where it wasn’t spent, and put into line items where it’s needed from those where it was not used. Several years ago budget was at \$14,900; now it is \$10,000.

Question on Certificate of Appropriateness

Secretary Richard Bennett inquired how does he get notified when a C/A has been received. Dave said Lindsey in Building Department always gets them and then notifies Dave or HPC Secretary.

Adjournment

Motion made and approved for meeting adjournment. Meeting adjourned at 10:00 P.M.

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber

MINUTES APPROVED MARCH 3, 2016