



THPC Minutes of June 2, 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 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
David Wall
Paul Stefanowicz, Mayor's Liaison
Ted Kagy, Planning Board Liaison
Nick Stefanowicz, Student Liaison

Excused

Michael Barone

Approval of May 2016 Minutes

Motion to approve minutes of May 2016 made by Rita Heller; seconded by David Wall. Unanimous approval. Approved minutes to be sent to Christine Attanasio and all members of HPC.

Certificate of Appropriateness

175 Serpentine Road - Karen approved minor application for 175 Serpentine Road. It is a white clapboard, center hall colonial with stone on the bottom. Their stockade fence is falling down.

Owners received Certificate of Appropriateness and fence permit.

Proposed or Pending Designations – Works in Progress

89 HIGHWOOD and 93 HIGHWOOD – Sisson Houses - Karen can report no progress on the two Sisson houses. Karen did review the houses with Dave Wall, and drafted a letter to owners, which Dave and T.R. Brown reviewed. Karen then read through the Borough's Historic Preservation Ordinance which outlines how the HPC must proceed in nominating a property for designation.

20 FOREST ROAD – owners are supportive of designation. Karen sent owners the T.R. Brown report.

CHURCH OF THE ATONEMENT – HPC will have to meet with Vestry of Church. Question is do they own the church property or is it diocese-owned. Dave said send a certified letter to the church and meet with them. Designation of the church is contingent on designation of the two Sisson houses. Local church is listed on Tenafly tax records not the diocese. They may wish to have the ability to change the front of their church for accessibility. Richard asked Dave is 89 and 93 Highwood large lots. Paul Stefanowicz said not really. T.R. Brown did report on 89 and 93 Highwood last fall. The lots are .42 acres – 70 feet wide/265 feet deep. Planning Board reviews pending designations and Mayor & Council makes the final decision on designation by ordinance. It was suggested to make the motion to nomination these Highwood properties in July or September, and to hold a hearing separate from 20 Forest Road. Paul told members there are only two combined hearings of the Mayor & Council over the summer. Dave suggested that the HPC first hold a hearing for 20 Forest Road, then 89 and 93 Highwood at a later date. Karen added she would draft a letter to owners of 89 and 93 Highwood, as well as the church, if the HPC were to make a decision and approve doing so this evening.

MOTION TO NOMINATE THOSE FOUR PROPERTIES TO BE DESIGNATED HISTORIC LANDMARKS: 20 FOREST ROAD, 89 HIGHWOOD, 93 HIGHWOOD AND CHURCH OF THE ATONEMENT MADE BY RICHARD BENNETT; SECONDED BY MARIO TURCHI. So approved by all.

Karen will send four certified letters to the homeowners plus T.R. Brown report. 20 Forest Road hearing will be July 7th. 89 Highwood, 93 Highwood and Church of the Atonement will be presented on September 8th. Dave said owners of 89 Highwood are worried about marketability of their home. This particular home was owned by President of Railroad, who had interplay with Elizabeth Cady Stanton. Richard added it is a matter of education and history, which enhances the worth of the homes.

29 Knickerbocker Road – Karen talked to Phyllis Kessler, one of the daughters of the owners, Mr. and Mrs. Perskie. They are not interested now in historic designation, but HPC has money set aside for preliminary T.R. Brown report. The home has been empty for a year. By designation of the existing, the Borough would have some control over the look of the new houses, and some leverage on the height of those new homes, and their design.

Karen talked about a Preservation Planning Expert – how do you permit growth and still maintain historic home? Ted Kagy stated that the issue with 19 Peter Lynas Court is whether a PB decides on subdivision first, or Mayor & Council rules on historic designation for barn. Dave said he likes that the Planning Board is trying to preserve 29 Knickerbocker. He requested Planning Board go easy on the two houses. It would be a tremendous victory to preserve, and

hopes the new owners of 29 don't tear it down. Richard asked if they tear down #29, how big could the new home be. Karen said preliminary report to be done by T.R. Brown was approved May 2016. HPC should continue in that regard and could then give report to new owners.

19 Peter Lynas Court – There is no news. Mr. Urdang, Esq. is bringing new plans before the Planning Board. Ted added Planning Board has a work session on June 10th, Wednesday; regular meeting two weeks later. If everything is ready to go, decision could be by the end of June. **(The request to subdivide the Peter Lynas Court property was reviewed at the Planning Board Meeting on June 22nd.)** Dave likes subdivision as the size of lot is fair. The HPC has taken no position regarding the use of Open Space money by the Borough to purchase the lot. Karen added Planning Board and HPC do not make any decisions or have any power regarding decisions by Mayor & Council about use of open space money. Previous motion was not on open space. Planning Board said new plans could just be for lot size and have nothing to do with open space. Don Merino now plans to build a garage. Ted said that the applicant's revised plan makes the subdivided lot 14.01 wider, by moving the boundary to the south, which allows for the existing garage to remain. Ted said that the Planning Board expects to receive revised plans to adjust the lot lines and retain the existing garage. New plan is 75' and 75'. Ted has not seen the plans yet. Karen added Planning Board and HPC do not make any decisions or have any power regarding open space decisions.

There is a Library Lecture on June 16th at 7:00 PM co-sponsored by Library and HPC regarding the history of the barn at 19 Peter Lynas Court. Frank Godlewski, Borough Historian and Chair of the Essex Fells History Committee (where he resides) and is also Commissioner for the Caldwell HPC, and is a writer and lecturer in NYC and at The Montclair Art Museum. It was presented two years ago and quite interesting. Reno Danese said people in Tenafly don't even know where Peter Lynas Court is. Ted thought lecture is quite timely.

New Business

Members discussed the question of placing Architectural Historian T.R. Brown on retainer to permit her to charge against that retainer for periodic consultation by phone or email, and attendance at meetings. She gives much needed advice and answers random, but necessary, emails along with her preliminary and regular reports. Prior professionals have charged much more money to do these reports. T.R. Brown's costs are all quite reasonable. HPC's budget has \$6,000 for training sessions or reports on Architectural Historic line. Mario added T.R. Brown probably keeps track of time spent on HPC items and she could charge it against the retainer.

MOTION TO PAY \$1,000 TO T.R. BROWN ON RETAINER MADE BY RICHARD BENNETT; SECONDED BY RITA HELLER. So approved by all.

Karen discussed next projects for T.R. Brown reports and documentation, starting on 82 Norman. T.R. Brown could work on reports during the summer. This will be discussed again at July's HPC meeting.

2017 MEETING DATES

September 8, 2016	October 6, 2016	November 3, 2016	December 1, 2016
January 5, 2017	February 2, 2017	March 2, 2017	April 6, 2017
May 4, 2017	June 1, 2017	July 6, 2017	September 7, 2017
October 5, 2017	November 2, 2017	December 7, 2017	

Old Business

1. Atwood's Highwood Park Historic District marker at Clinton Avenue & Serpentine Road at Mario Turchi's home is up again. It was the spare sign.
2. St. Lawrence Parkway sign is at Tenafly DPW. It needs the breakaway piece. DPW will make more spare pieces.
3. Oresko Park and Monument – Borough Administrator said Mayor & Council at June 14th meeting will consider proposal to hire landscape architect and surveyor. Two separate estimates are required. Karen has asked to appear before Mayor & Council. Mayor Rustin is very supportive of this project.
4. CIRCA Plaques – Dr. Meltzer of #10 West Railroad Avenue – ZEST – wrote a check and ordered a plaque. Report done by T.R. Brown and site survey done in '82-83 Bergen County Historical Report. Dave thought CIRCA sign could be placed on left side where there is 18" space. Sign is 10". Karen added there are not obvious places for CIRCA sign as windows go to edge. Several steps were taken through the Borough Attorney to make sure no extra permits were needed to place the signs on those buildings. Nick Stefanowicz is collecting names and addresses of other owners who might be interested in obtaining a CIRCA sign. Karen requested members eyeball buildings downtown as many have changed facades.

Karen told Ted that Doug Murray's home on Norman Place is non-historic. T.R. Brown evaluated it and said house didn't merit designation. It is a deep lot, and although 100 years old, it is not worthy of designation. Tenafly CIRCA signs modeled somewhat after Ocean Grove CIRCA signs. Karen will give Nick bullet point specifics for newsletter.

5. Roosevelt Monument – Rita will write letter requesting lighting repairs. Rita said she walks around the track and checks on the monument. Haphazard vegetation is quite apparent. Reno and Rita will take another look at this area. Ken Riley said the sandstone is not durable and cannot be fixed. Borough Administrator said there is no money for repairs; HPC will have to get on the list.
6. Bushes at Huyler Park have been removed. These were planted in memory of Lions members.

There were no members of the public present this evening.

Announcements

The 2016 New Jersey History and Historic Preservation Conference in June 8-9, Seton Hall University. Dave Wall will attend. Cost is \$170 for two days including tour. Time is 9-4 with conference on the second day.

MOTION TO PAY FOR DAVID WALL'S REGISTRATION AT FORTHCOMING 2016 NEW JERSEY HISTORY AND HISTORIC PRESERVATION CONFERENCE MADE BY RITA HELLER; SECONDED BY MARIO TURCHI. So approved by all.

Adjournment

MOTION TO ADJOURN MADE BY RENO DANESE; SECONDED BY MARIO TURCHI. So approved by all.

MEETING ADJOURNED AT 9:48 P.M.

Respectfully submitted, Deborah L. Alvarez
MINUTES APPROVED ON JULY 7, 2016