



### **THPC Minutes of May 5, 2016**

Chairman Karen Neus called the meeting to order at 8:00 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  
Michael Barone  
David Wall  
Paul Stefanowicz, Mayor's Liaison  
Ted Kagy, Planning Board Liaison  
Nick Stefanowicz, Student Liaison

Excused: Reno Danese

#### **Member of the Public**

Marc Feldman

#### **Approval of Previous Minutes**

Motion to approve minutes of January 2016 and March 2016 made by David Wall; seconded by Rita Heller. So approved.

Motion to approve minutes of April 2016 made by Rita Heller; seconded by Mike Barone. So

approved with David Wall abstaining.

### **Certificate of Appropriateness**

191 Jefferson Avenue – Chairman Neus granted a conditional C/A regarding this property. Jerry O'Brien submitted landscaping plan and emailed 5 distinct photographs to Karen, which she shared with the members. Depicted on the plan was a row of trees along the perimeter; one red maple will also be planted. Dave inquired about the side facing historic 195 Jefferson. Jerry will plant Green Giants (already 5'-6') starting at the chimney and going to back of house. This will give the backyard privacy. Richard asked what will prevent new owner from planting more trees. Dave said new owner would have to get a minor C/A as it is a historic block and lot. Mario indicated his Green Giants are now 15' in height.

Karen said Dr. Doktor had applied to remove two white trees, which was denied by Bob Culvert. Karen spoke to Bob regarding those trees, and how removal would allow for view of historic home. Bob then approved removal. Dr. Doktor will construct a new driveway. Dave, Mario and Richard liked the landscaping plan. Karen will now approve and said it was the last open issue regarding this minor C/A.

Karen also approved a minor C/A for 172 Serpentine. Owners want to replace a fence. They submitted samples of fencing to Building Department.

### **Other Applications referred to HPC**

29 Knickerbocker Road – This property is not landmarked. Owners applied to Planning Board for a subdivision. Ted Kagy informed members owner wanted to demolish the house and put up four houses, closely situated. Owner has now changed his mind; he is keeping the house and building two houses behind it on a cul-de-sac. Out buildings on property now and an existing garage will be demolished. New garage will be built. Property is 2-1/2 acres and this plan was approved. Most of the land in back is open. One neighbor on Ivy was concerned about screening. Karen asked who builds the road. Ted said the developer does and it is then a town road. Rita and Dave said this house is on the Master Plan.

### **New Designations**

20 Forest Road – Owner is supportive of designation.

89 and 93 Highwood – There are new owners at 93 Highwood.

Church of the Atonement – Karen said this would be a complicated designation. A report would need to get into the hands of Priest, Vestry head and then Newark Diocese. There are many concerns of congregants. Ordinance does not cover what changes are made inside. Karen feels working on this will slow down process on other projects. She did not realize how intense this process would be. Dave said church is owned by local congregants not the diocese, and agrees with Karen that two houses should get designation before the church. 20 Forest Road would be an easier project also, thus do jointly with 89 and 93 Highwood. T.R. Brown indicated their similarity is a plus. It is 89 Highwood that has the tower, was home to American Red Cross. 93 Highwood's backyard is covered in yellow Asian flowers. 89 Highwood would be an enormous loss for Tenafly. Reports should get into hands of owners as soon as possible. When Church of the Atonement is more comfortable with having a designation, then go forward on that. Karen said (when or if) report done, she will do a cover letter and meet with the Vestry.

Mario feels homes are more important. Mike added designating the church aligns with Sisson houses. Paul stated it is the oldest church in Tenafly – 1870. It would be good publicity in conjunction with Sisson houses; perhaps have one blue historic sign for all three.

### **19 Peter Lynas Court**

Ted told the members the Planning Board has postponed the April 27<sup>th</sup> meeting concerning this property. Mayor & Council are considering purchasing the subdivision for open space. Karen said the neighbors are against subdividing the lot. Former HPC Chairman and Member Don Merino, owner, had an architect, planner, engineer and attorney at the March Planning Board meeting. Ted said there was concern regarding disparity on the large new lot. Lot proposed for barn is 52' across the front. No date has been set for another hearing. Paul was at Council meeting last week; lots of pushing and pulling. Don has to decide on size of lot. Karen asked what action does HPC have to take. Karen told Ted the February 16<sup>th</sup> HPC minutes were carefully worded so as not to infringe on Mayor & Council. Don would prefer not to have to demolish the garage, but to have it designated with the barn. He will pay for a new appraisal.

### **29 Knickerbocker Road**

Ted said owners went to Planning Board with plans for subdivision, knock down original house on property and build four homes. Homes would be too close together. Owners then decided to keep original house and build two houses on cul-de-sac. Mike asked why HPC got a copy of plans. Dave explained all plans are to be made available to HPC, as stated in Ordinance. Mike said based on '82-83 Survey, HPC should go ahead with designation. Karen added allocate funds for report; is it a worthy designation. HPC has duty to document these homes even if they should be torn down. Discussion ensued amongst several members; not savings 53 Knickerbocker gave black eye to HPC. Karen said HPC has been criticized for not being active enough regarding 87 Valley Road and 53 Knickerbocker. Karen asked how much 2015 money do we have for designation reports? Rita said the 2016 fund has \$6,000. T.R. Brown is \$100/hour; a report would be 7-\$800. Secretary handed Karen a list that Chairman Wall created in 2015 of properties to be considered for designation and/or reports. Rita stated the 1860 Brinker House was torn down. On the list was K.B.C. Smith house on Old Smith Road, a Hallmark card-like house. Dave said Borough Historian Alice Rigney had approached owners, but they refused. The deed has a restriction though. Owners do place wreaths in windows Christmas time even though they are Jewish. Also on the list: northern end of Westervelt. Richard asked about historic district – 53 Knickerbocker and Knickerbocker Country Club. Dave added (HPC or owners of buildings) as group should invest in getting designated the three buildings on West Railroad Avenue – i.e. movie theater, apothecary and bank. Dave explained he wrote a report 12 years ago. Mario said perhaps designate one building at a time, then when all three are done, designate the district. All agreed apothecary building is iconic in Tenafly and meaningful to everyone.

Decision to study 29 Knickerbocker; Rita said a perfunctory preliminary overview might be \$250. T.R. Brown could speak to owners. Ted thought it would be worth it to speak with them.

MOTION TO CONTACT T.R. BROWN TO MAKE A PRELIMINARY OVERVIEW OF MERITS AND HISTORY OF 29 KNICKERBOCKER MADE BY RITA HELLER; SECONDED BY MARIO TURCHI. VOTE TAKEN. 5 AYES/1 NO. SO APPROVED.

Mario suggested T.R. Brown do many preliminary overviews on several homes. Dave said T.R. Brown should speak to neighbors of other homes regarding designation. 88 Norman Place –

Zeiller House and Highwood, 20 Forest and three businesses on West Railroad Avenue.

MOTION TO HIRE T. R. BROWN TO PREPARE REPORT TO SEE IF WEST RAILROAD AVENUE FROM WEST CLINTON TO WASHINGTON STREET SHOULD BE DESIGNATED A HISTORIC DISTRICT OR IF INDIVIDUAL BUILDINGS SHOULD BE DESIGNATED INSTEAD MADE BY DAVID WALL; SECONDED BY MARIO TURCHI. SO APPROVED.

Mike suggested approving motion, then see what the cost of all this would be. Dave said T.R. Brown would call Karen regarding price estimates. It will be discussed at June's meeting.

### **Old Business**

Mario reported the top of the sign at Serpentine Road and Clinton was ripped off. DPW has the top, the stem is still there. DPW also has sign from Park and Engle. Mario had purchased an extra sign. It will go on Serpentine Road.

### **Oresko Park**

Chris Karach, landscaper, gave a proposal to Mayor & Council regarding Oresko Park which included placement of Sgt. Oresko Monument. There is no survey of this park, but Chris has worked with a particular surveyor. He suggested park also needs sprinklers. Chris will figure traffic pattern and placement of gravel walkways. His plan was done off the cuff, he's just helping.

### **CIRCA Signs**

Karen questioned the Borough Clerk and Borough Attorney regarding CIRCA plaques on buildings in downtown area. Borough Attorney said CIRCA signs did not come under Sign Ordinance and owners may install CIRCA signs, no permit necessary. CIRCA signs are to identify older homes in Tenafly. Mario and Karen have letter and application for the signs. Cost is \$250; one member of HPC is needed to volunteer to send out letters to various homeowners. CIRCA sign information has been printed in Borough newsletter, but perhaps should be mentioned once again.

### **Roosevelt Commons and Tenafly Railroad Station**

Work still needs to be done regarding lighting at Roosevelt Commons. It was suggested another letter be sent to Borough Administrator regarding what has to be done.

### **Members of the Public**

MARC FELDMAN spoke first about **19 Peter Lynas Court**. The minutes are not submitted to web site in a timely fashion, which the public follows. Local newspaper is not reliable. He requested minutes be put on web site as soon as possible. The barn proposal and subdivision was his next concern. Marc questioned Mayor & Council thinking of purchasing subdivision for open land. He asked if any of HPC members considered recusing or did recuse themselves from this discussion. Did the members look into financial ramifications of all of the property being designated; or look at merits of subdivision. Rita said only the designation of the barn was discussed. Karen added this proposal was scrutinized more closely because Don Merino had been Chairman and Member of HPC, and no, it was not HPC position to look at any monetary issues. The historic landmark is what HPC is concerned with. Rita mentioned 195

Jefferson has been finalized and that subdivision completed. Karen said HPC deals with historic issues not Planning Board issues. Marc did say he was not affected by the outcome nor did he live within 200 feet of 19 Peter Lynas Court.

**Elizabeth Cady Stanton** and County Road situation. Tenafly citizens are not happy about the outcome. It behooves Tenafly to commemorate Elizabeth. He feels everything now is about Sgt. Oresko. Many people outside of Tenafly might support something about her. Karen and Dave said the point was well taken. Mayor Rustin is pushing to get Sgt. Oresko Park completed. Karen said it is great grass roots project. Rita said HPC's plate is full and HPC has not forsaken Elizabeth Cady Stanton. Mario added HPC is here to preserve. Dave suggested Marc make his pitch to Mayor & Council regarding E.C. Stanton and Susan B. Anthony statues in Oresko Park or perhaps the rose garden in Davis Johnson Park. Mayor Rustin did say one step at a time. Karen suggested to Marc he get a citizens committee involved. Dave explained the E.C. Stanton family wanted original building preserved, and she is upset with Tenafly because of that failure. Rita added Sgt. Oresko is due his recognition being a Congressional Medal of Honor winner, then E.C. Stanton.

### **Digitized Guidelines**

Mike said the guidelines cannot be digitized for sale as everything on the Tenafly web site needs to be free of charge. He did reach out to a company and it guidelines could go on a flash drive. Mike asked how many copies of guidelines people have purchased in a year. Rita said 8-10 guideline books are purchased a year. HPC gets a \$5.00 profit which goes into the Trust Fund. Mario asked if it could go on web site free.

### **Adjournment**

Motion to adjourn made and seconded. So approved.

**Meeting adjourned at 10:35 P.M.**

Respectfully submitted,

Deborah L. Alvarez  
Secretary/Transcriber

**MINUTES APPROVED JUNE 2, 2016**