



THPC Minutes of October 6, 2011

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, Sereno Danese, Rita Heller, Don Merino, Paul Stefanowicz, Mario Turchi, Mayor's Liaison Martha Kerge, Planning Board Liaison Kevin Tremble

Excused: Karen Neus

Approval of Minutes from September 2011

An extensive discussion regarding September 8, 2011 minutes and 183 Serpentine Road. Question is why THPC got this item first and then it would go to Zoning Board of Adjustment. Kevin Tremble said Municipal Land Use law says Zoning Board or Planning Board first. Martha said it sounded like it simply came to THPC first for comment, and then would go to either Planning or Zoning Board before the C/A would be given. Frank Mottola no longer Borough Building Department Head. Bob Byrnes now in charge. Don Merino said THPC can disapprove architectural plan, as they do not fit in with rest of historic district. Chairman Wall will write letter to owner at 183 Serpentine Road stating one car garage is best for this site, not a two-car garage.

Don said Dave already emailed owner at 183 Serpentine, let's wait until he comes back. Kevin spoke about the addition of a garage on Mario's property. Dave spoke about placement of garage regarding bow windows and neighbor's bow window. Kevin asked if there was ever a

garage. Dave said yes, it went out to Linden, but the property has since been subdivided.

Certificate of Appropriateness

A home on corner of Magnolia and Highwood (#74) is being painted. Dave, Karen and Mario said no application made, but they are working with homeowners. Don said Lowe's and Home Depot have machine that can make any color. Homeowner said Tenafly Building Department has colors no longer available. Don said call paint manufacturer, get a chart and take it to one of these stores. Victorian colors are earth tones. Mario said he used Benjamin Moore colors on his home.

Guidelines – T. R. Brown

Dave asked if anyone has a marked up copy. Mario said yes, he'd marked up his copy. Dave asked if there was anything major in his editing. Rita asked if guidelines had been in place already, would this have helped in their decision/discussion in September regarding 183 Serpentine Road. Do guidelines support THPC to give a C/A? Mario said a single car garage might fit and might get approval, but not the two-car garage and when you look at the drawing submitted, it doesn't show his house or the neighbor's house.

Kevin said Dr. and Mrs. Hughes @ #172 Serpentine, have a free-standing, 2-sided carport, which is just up the street from 183 Serpentine. It preceded the district and Dr. Hughes did get approval when rebuilding.

Don said applicant needs to follow all instructions on C/A. Owner came minimally prepared. Mario said the guidelines T. Robins Brown is completing were very complete. Just give a copy to homeowners, homeowners can just follow them item by item, no ambiguity or inadequacies.

Dave asked, do we want to add an appendix on Table 13, the part that isn't included. Kevin said Master Plan Identified Properties. Don said mark it Version 1 with a date and review on a regular basis, either every year or every two years.

Discussion about how many copies of guidelines to print:

- 6 for Council
- 1 for Mayor
- 1 for Building Department
- 1 for Administrator
- 10 for THPC

Rita said don't rush to print the copies. Dave said make copies in black and white, put color on just the cover. Mario said offer copy free in black and white to homeowner, but some color copies should be around. 74 historic homes are on designated list. Mario said offer as PDF, let the homeowner download and take to printer. Don said put an item online about the guidelines and also in Borough newsletter or Borough website, but start with Construction Department first.

Kevin asked if there is a chance to add historic signs into guidelines. Mario will do that. Dave got an email from Jewell regarding website. Paul said there is a tab for various minutes. Secretary was requested to email minutes beginning with January 2011 to Valerie.

Don and Dave did electronic version of Certificate of Appropriateness application. They will have T.R. Brown send it to Construction Department. Dave will email T.R. Brown regarding

previous items sent to Construction Department.

Land Use Regulations

On the web site LDR ordinance is where THPC descriptions are all listed.

County Matching Grants

Dave said Bergen County extended grants. Hopefully, if THPC applies next week, they'll get the grant application in time for retaining an expert. Dave asked if anyone had a house in mind that should be recommended for designation and would like to do it.

Roosevelt Commons

Kevin said there is no inventory or documentation regarding the plants in Roosevelt Commons, landscaping designed by Marjorie Sewell Cautley. The plants are now quite mature. Regarding Enid Yandell and contributions to sculpture – question is was she first or second woman in the American Sculpture Society. Other question is has anyone looked at gates leading into Cotswold regarding refurbishment. Question at Council – should they hire a light expert for train station. Many lights are burned out, not working or need replacement – all along the ridge of the building.

Miscellaneous

Martha discussed a back unit at Cotswold that is for sale and prospective owner wanting to have the conservatory as his entrance. It is sitting on the patio, but does not completely cover the area.

Kevin said the Planning Board is doing a review of the Master Plan. Revisions will be discussed next Wednesday and then a public hearing will be held in November.

Adjournment

Motion to adjourn made by Don Merino; seconded by Rita Heller. So carried.

Respectfully submitted,

Deborah L. Alvarez, Secretary