



THPC Minutes of February 3, 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 David Wall, Rita Heller, Janice Jacobs, Paul Stefanowicz, Mario Turchi
Excused: Don Merino, Karen Neus

Certificates of Appropriateness - none at this time

Approval of Minutes of January 2011

Motion to approve made by D. Wall; seconded by P. Stefanowicz with the only correction being 12 Huyler should be 4 Huyler. So corrected. Unanimous vote to approve.

Public Opportunity to Speak – No members of the public present

T.R. Brown Reports

1. 170 Thatcher – this is one of two buildings still left on Browning Estate. It was a laborer's cottage, circa 1865, now lived in by Carol Klein.
2. 11 Knoll Road – "Robin Hill" Strachan-Capkovitz House, circa 1914, owned by Joyce Capkovitz.
3. 35 Knoll Road – a survey of Henry Collins House, built 1931, style: English Country

house

4. 27 North Brae – Ozzie & Harriet Nelson owned this home. It has a cylindrical farm building out front. Built 1936-1940. Now owned by family of Dr. Karen Norton.

Paul said the color copies were great; black and white also very good. Tech Repro did the printing job.

Dave spoke regarding Tenafly Borough Code Section 35-807.7, which states HPC shall see to preparation of survey before designating landmark. HPC did hire T.R. Brown, a certified expert in historic architecture, pursuant to that Section of Code. HPC must send by certified mail to 170 Thatcher and 11 Knoll Road that their respective properties have been designated as historic landmarks.

Motion to notify owner of 170 Thatcher that their home has been nominated for designation as a historic home made by Dave Wall; seconded by Janice Jacobs. So approved.

Motion to notify owner of 11 Knoll Road that their home has been nominated for designation as a historic home made by Rita Heller; seconded by Paul Stefanowicz. So approved.

Dave said 11 Knoll Road is hard to view from the street except in winter. T.R. Brown found it to be worthy nonetheless. It has a red tile roof and cat slide roof. Ms. Capkovitz loves her house. She contacted HPC and is extremely anxious to have it preserved after her death. She said please do what you have to do to get my home preserved.

(8:30 PM – At this point in the meeting, Mario Turchi arrived.)

Paul said give Ms. Capkovitz a copy of the T.R. Brown report. Rita said she feels it is a tough decision, because home is inaccessible and needs work and cannot be seen from the road.

Janice said it is a landmark, take them when you can get them. Mario wondered whether Planning Board and Mayor & Council would approve.

David made motion to withdraw first motion as it relates to 11 Knoll Road; seconded by Rita Heller. So approved.

Motion that pending discussion of HPC to consider 11 Knoll Road as nominated to be designated and to notify the owner of said nomination made by Paul Stefanowicz; seconded by Rita Heller. So approved.

Mario said HPC should be careful what they designate, and Rita said the associated cost should also be considered.

Discussion continued about 170 Thatcher. Dave made motion to renew earlier motion regarding 170 Thatcher; 2nd by Rita. Motion approved. Rita said Carol Klein came many years ago, her husband was ambivalent. Now she has returned. Home has total visibility, and has not been changed inside. Mario asked if historic house is protected to the same extent as historic zone district. Yes. There is historic overlay.

Budget – Rita said temporary budget approved - \$2,597.00 Dave reported printing of two

designs: 170 Thatcher and 11 Knoll Road. Two surveys – 27 North Brae and 35 Knoll Road. Total cost was \$148.09 @ Tech Repro, Inc. in Hackensack.

44 Franklin Street Cell Pole

Dave said the first meeting ran over, so another meeting was scheduled for February 7th. Dave ran off copies of historic information re: Roelof Westervelt House in Atwood's Highwood Park Historic District. The Planning Board already has these copies. Dave asked if HPC wants to take action or not. Paul said please table until more information is available. Mario said you could see some balloons from some Atwood District homes. Janice asked how is it benefiting Tenafly, and is the pole near the Township pool full? Dave said two companies don't share. HPC task – does it interfere with view of historic houses and lessens value of residential homes? Dave met with the neighbor whose home is next door to proposed site of pole. This person is getting an attorney. Dave did hand out letters in the District. Item will be tabled for consideration until after the Zoning Board meeting on 2/7/11.

Housing on Dean Drive

A 30-apartment project is contemplated for Stancato property and two adjoining properties. Dave telephoned the Board of Education and spoke to Assistant Superintendent of Schools. She said she'd give information to Superintendent. No other action by HPC. Six apartments will be affordable housing. Property will have 3 stories and garage. Janice asked if letters should be written regarding the site.

Dave said it is a B-2 zone now. Clinton Inn is next door. This would become a Court case if Tenafly says no to project. Dave said it would be hard to win because the Inn is next door. The clincher is Tenafly has already conditioned it on six affordable units. Mario said why couldn't we say something about look, it's near a historic district. Zoning Board could reject façade and get someone with historic background to design it. There have been 2 previous cases where architect had to listen to HPC regarding color. Dave asked Mario to present HPC case before Zoning Board on 2/7/11. Mario will take some photographs. This might help Zoning Board to get what they want for Tenafly. Dave will drop off the current plans at Mario's home. Dave said should he say cell pole and 30-apartments will impact historic districts or just the cell pole. Dave knows that people that live on Franklin took photographs, but he hasn't heard from them. Mario is concerned about impact of building on historic district.

The Valley Hotel – Charlie Brown's Restaurant

Paul spoke about history of The Valley Hotel at 87 County Road. Charlie Brown's Restaurant kept it intact over 40 years. Building is listed in Bergen County Historic Sites Survey 1982 Book.

Motion that Paul Stefanowicz forward his history of The Valley Hotel, 87 County Road to owner regarding said building; seconded by Janice Jacobs. So carried.

Cotswold Fountain

Dave received a telephone call from someone living at the Cotswold asking what is current status of fountain. The attorneys agreed it would be adjourned and if applicant wanted to pursue, he would have to send out new notices. Mario said didn't Mr. Fish give fountain to Borough of Tenafly. Dave said not yet, as other people at condo objected. It is just staying there at the present time. Rita relayed story of fountain and its journey to Janice.

Davis-Johnson Gates

On February 2nd Dave said he emailed Tenafly's new Borough Administrator, reminding her HPC has sent copy of gates HPC would like purchased and installed at Davis-Johnson Park. Dave included cost of those gates. He did not receive a response as of this time. Mario said he would follow up on cost of gates from a different supplier.

158 Hudson Avenue

Mario, Don and Kevin Tremble will write a succinct report on 158 Hudson Avenue stating what they saw, about the 18th century construction. The addition on the building is framed. With a written report on hand, HPC will have background on this building.

Guidelines

Dave will have T.R. Brown send guidelines to all HPC members. Question raised if members need to meet regarding guidelines at some point or perhaps Dave should invite T.R. Brown to meet with members. Everyone agreed that was a good idea. Janice said she'd make a cake for the occasion. Dave will see if T.R. Brown is available for March's meeting.

Dave asked a question about present policy. If owner is repainting and changing color of house, does the Committee want owner to come to HPC? It would be minor application. Mario said what if color is not great already. Dave said it could be stated, "Any time you want to paint, you should come to HPC." Dave said he doesn't believe it's valueless if they look at colors. Paul said any painting would have to be a minor application. There is no cost involved. Rita said T.R. Brown is a great expert. Dave asked what are everyone's positions on facades that are not visible from public way. Paul asked if it is part of ordinance.

Dave asked: (1) should they have to apply for C/A; (2) should we deny a modern addition if it is hidden. Dave asked everyone to assemble their questions or opinions. Please email your thoughts to T.R. Brown before next meeting.

Mario asked if Mayor & Council will raise a flag in this regard. Dave said we need guidelines in event of challenge in Court.

Adjournment

Motion to adjourn made and approved by all members. Meeting adjourned at 10:00 P.M.

Respectfully submitted,

Deborah L. Alvarez, Secretary