



THPC Minutes of February 5, 2009

Roll Call:

Present: Chairman Bill Saunders, Rita Heller, Erik Kahn, Don Merino, Karen Neus, Mario Turchi, Dave Wall

Also Present: Carol Hoernlein, Council Liaison

Open Public Meetings Act

Chairman Saunders called the meeting to order at 8:00 P.M. and recited the Sunshine Law.

Agenda:

1. Welcome to new Commissioner Erik Kahn. The appropriate necessary paperwork was signed.
2. 72 Magnolia Avenue – Mr. and Mrs. Matsuo

Three neighbors of Mr. and Mrs. Matsuo were also present: Dr. Thomas & Mrs. Janice Jacobs, of 66 Magnolia Avenue and Rick Winfield of 74 Magnolia Avenue.

Chairman Saunders stated this was only the third time that the Historic Preservation Commission has faced a demolition item. By Ordinance all neighbors within 200 feet of 72 Magnolia Avenue have been notified.

Mr. Winfield said he's lived next to this home for 35 years. The two previous owners did not comply with HPC regulations. He questioned the rationale for having the stonework all the way around the proposed garage, as it is very expensive and doesn't add to the streetscape. The saved money could go for plantings.

Mr. Matsuo said the stonework cost is \$20,000. Mario thought the three feet of brick doesn't add anything to the garage and wasn't a requirement of the THPC. Mr. Matsuo stated the garage cost is about \$80,000. Chairman Saunders asked the members if it was necessary to be all the way around the garage. Karen asked Mr. Winfield if he thought this was setting a precedence. His home is 100 years, but not historical. Rita added his home was a contributing house to the area. THPC is only concerned with how it looks from the street; they are not involved with additions or what you put inside.

Mrs. Jacobs thought the THPC should be worried when demolition comes before them at any THPC 02 05 2009

time. She was concerned about the size of the garage, that it is 18 feet long now and 40 feet is proposed, that she has open space now with a patio under her magnolia tree and will be looking at a 14 foot high “wooden” wall in the future. The garage is four feet from her property line.

Mario relayed that the building follows all principles and rules of HPC, keeping with elements of historic area. Additions come under Building Department.

Dr. Jacobs informed the Members that the Winfields and Matsuos have experienced severe flooding many times. Carol Hoernlein, a drainage engineer, feels topographical surveys should be done before building permits are granted. Mr. Winfield told the Members for 93 years there had been no floods on his property, but when the new building took place up the hill, he’s experienced nine years of flooding. Mr. Matsuo added it indirectly affects the historic area. Karen asked if Matsuos’ architect had considered if the new garage would cause greater flooding. Mr. Matsuo said no, flooding was on the other side of his property.

Don said the Members asked that the garage be 14 feet high to be more in keeping with the look of the house and its peak. Dave asked Mr. Matsuo if he’d considered putting windows on the sides. Mr. Matsuo said he’d be happy to put in windows.

Chairman Saunders thanked the neighbors for coming and for their input into this evening’s hearing.

Don wanted it stated in the record that all requirements were sent to the neighbors via registered letter. Three letters did come back undeliverable.

Motion to accept the Certificate of Appropriateness approving plans as presented at this meeting made by Rita Heller; seconded by Karen Neus. So carried with a vote of AYES by five Members . (David Wall abstained on vote.)

Karen asked if the footprint was a concern of the HPC. Don took pictures of other garages that were bigger and side by side two-car garages. Dave read #1-11 of requirements and “visual compatibility” applied to all. Karen and Dave felt the HPC had properly complied.

Motion by the HPC, which recommends, but does not require, fenestration on the sides of the garage, made by Rita Heller; seconded by Mario Turchi. So carried with a vote of AYES by five Members. (David Wall abstained on vote.)

3. Reorganization

Class A member – Don Merino

Class B member – Rita Heller

Class C member – Dave Wall (had been Class B, but stepped off Commission)

Class C member – Mario Turchi

Class C member – William Saunders

Alternate member – Karen Neus

Alternate member – Erik Kahn

4. Historic Plan Element

The Historic Plan Element is a section of the Master Plan and sets out plans and priorities for a town. Donna Harris of Heritage Consulting, Philadelphia, PA is helping HPC with this endeavor.

Her services are made available to the Borough through Preservation New Jersey. Tenafly's Master Plan was written in 1992 and updated in 1999 and 2005, Karen said. Don thought what the Members reviewed and spoke about gave lots of good details, but more text is needed. Table 13 captured a lot of the information. Burgess Associates said Tenafly had done a good job in preservation. Donna Harris will be working with the HPC to draft a new historic plan element. She will review the Members' comments, current Borough Master Plan and additional materials in the coming weeks, then meet with the HPC to discuss the HPE draft and the HPC's eventual recommendations.

HOUSING & CENTRAL BUSINESS DISTRICT – Dave Wall

In 1992 Tenafly had 2,851 acres; 13.4 acres of vacant land. Concern regarding any thought of using Knickerbocker Country Club, which has the best view of New York City – it needs to remain open space. Some old Victorian houses could be made into apartments to accommodate the Mount Laurel requirements.

There are two houses on South Summit that Tenafly is thinking of knocking down. Dave thought knocking one of them down for parking would contribute to the downtown blight.

Rita said #53 Knickerbocker, a 6-1/2 acre site, is the final estate left within the Borough. (See attachments.)

Dates were discussed for finalizing work on the Historic Plan Element. It is hoped that 7:30 on March 5th, the regular meeting date, will be acceptable to all. Other dates were 3/24, 3/25 or 3/26.

Don would like to see a bullet outline to go with the attachments. Karen thought that was fine.

Bill said HPC has to send letters to the historical landmark homeowners that were approved by the Mayor and Council recently.

5. Signage – Mario Turchi

Mario would present signage to Mayor and Council - Magnolia Avenue and Highwood Park. Don said HPC budget paying for Lance Wyman, designer. Tenafly paying for poles and implanting out of Capital Budget. This money was put aside three years ago.

Mario thought the next project would be small medallions for homes.

Motion to present what Historic Preservation Commission has approved and recommends to Mayor & Council as follows: Request Mayor & Council to release bond money to pay for the purchase of signs and emplacement of signs according to HPC site plan made by Mario Turchi; seconded by Don Merino. So carried.

Rita said there was a line in the 2009 budget of \$1,000 to pay Lance Wyman for his presentation to the Mayor & Council. Mario should ask the Borough Clerk for a date for this presentation. Carol thought it should be at a public meeting, as there is more time available.

6. Acceptance of January 2009 THPC Minutes

Motion to accept Minutes of HPC of January 2009 made by Chairman Saunders;

seconded by Rita Heller. There were no corrections or additions. So carried.

7. James Blauvelt De Mott – Bill Saunders

Bill spoke with the Mayor today regarding Mr. De Mott. A few years ago they added the Korean War dead to the monument in Huyler Park. Bill suggested they add Mr. De Mott's name on the other side – Civil War deceased.

INFORMATIONAL

Erik emailed Dave regarding 118 Highwood being on the historic register. It should be 118 Hudson.

Rita suggested Karen write an article on the signage for the in-town bulletin after everything is approved.

ADJOURNMENT

Meeting adjourned at 10:40 P.M.

Respectfully submitted,

Deborah L. Alvarez, Secretary

Approved 3/5/09