

Approved, February 2, 2023



100 Riveredge Road, Tenafly, NJ 07670

MINUTES JANUARY 5, 2023

Vice Chairperson Mike Barone called the meeting to order at 7:30pm. The announcement was made regarding compliance with the Open Public Meetings Law.

Roll Call

Members Present: Mike Barone, Rita Heller, Richard Bennett, Emily Yang, Brendan Lee, Council Liaison Jeff Grossman

Members Absent: None

Approval of Minutes

A motion was made by Mrs. Yang and seconded by Mr. Lee to approve the minutes from November 3, 2022 and December 1, 2022 with a minor change. A voice vote carried the motion. All members voted in favor of the motion; none were opposed.

Swearing in of New Members

The Oath of Office was read into the record to appoint:

- Brendan Lee, Class C, 4 year term expires 1/1/2027
- Thorin Tritter, 1st Alternate (replaces Lee), 2 year term expires 1/1/2024
- Steven Standler, 2nd Alternate, 2 year term expires 1/1/2025

Roll Call

Members Present: Mike Barone, Rita Heller, Richard Bennett, Emily Yang, Brendan Lee, Thorin Tritter, Steven Standler, Council Liaison Jeff Grossman

Members Absent: None

Mr. Barone took a moment to thank former Chairperson, Karen Neus for all the hard work put in with the Commission over the years. Mrs. Heller also thanked Mrs. Neus for her service as Chair for the last seven years with a total time of 15 years on the Commission, noting we are all very grateful Karen.

Selection of HPC Officers

Chairperson--A motion was made by Mrs. Heller and seconded by Mrs. Yang to nominate Mr. Barone as Chairperson of the Historic Preservation Commission. A voice vote carried the motion unanimously. Mr. Barone is the Chairperson of the 2023 Historic Preservation Commission.

Vice-Chairperson—A motion was made by Mr. Barone and seconded by Mr. Lee to nominate Mrs. Yang as Vice-Chairperson of the Historic Preservation Commission. A voice vote carried the motion unanimously. Mrs. Yang is the Vice-Chairperson of the 2023 Historic Preservation Commission.

Public Hearing

177 Hudson Avenue, Block 1404, Lot 21

Mr. Barone stated that the Certificate of Appropriateness application, to be heard tonight was for 177 Hudson Avenue, Block 1404, Lot 21.

Mr. Matthew Capizzi is the attorney for the applicant. He gave a brief summary of the application, spoke about the residential property and the plan to renovate and expand the existing home by adding a two-story addition along with a rejuvenated landscape plan.

Mr. Capizzi called upon, Mr. Peter Dito, FDS Architects to give his testimony. Mr. Dito stated that this home is a Second Empire home which is from an architectural style most popular between 1865 and 1900. The home is all stone and is characterized by a slate curved mansard roof. Mr. Dito gave a brief summary of the interior plan renovation and stated the elevations will stay the same. There will be an addition to the front entry with covered porch and a glass vestibule. A double (4 car garage) with carriage doors will be added with a master suite over the garage which will not be seen from the street.

Mr. Barone opened the meeting to the Commission for questions about the testimony heard. A Commission member asked about the tower, if you can see it from Hudson Avenue and if the top would be curved to match the rest of the house. There being no further questions from the Commission, this portion of the meeting was closed.

Mr. Capizzi called upon, Mr. Paul Keyes, HKLA Landscape Architect to give his testimony. Mr. Keyes stated that a new black top drive way with a Belgium block apron would be installed, the iron gates would be cleaned and repaired, the retaining wall would be brownstone and dry set with no mortar and a gravel patio installed. The whole property would be fenced in where plantings will be placed in front of the fence so it will not be seen from the street.

Mr. Barone opened the meeting to the Commission for questions about the testimony heard. Commission members asked about the detached garage, conformation that there is no need for Zoning variances, conditions of the existing stone work, any fire damage to the structure, and who will be overseeing the project. There being no further questions from the Commission, this portion of the meeting was closed.

Mr. Barone opened the meeting to the Public for questions about the testimony heard. One members of the public asked questions about the replacement windows, the window shutters, the slate roof, and the gutters on the new addition. There being no further questions from the Public, this portion of the meeting was closed.

- Karen Neus, 330 Engle Street, Tenafly

Mr. Barone noted that this property is in desperate need of repair. All of the changes to the structure will not be seen from the road. The drawings and presentation was very well thought through in keeping of the historic element of the home.

Mr. Barone opened the meeting to the Public for comments about the overall application. There was no comments from the Public, this portion of the meeting was closed.

A motion was made by Mr. Tritter and seconded by Mr. Lee to approve the Certificate of Appropriateness for 177 Hudson Avenue. A voice vote carried the motion. All voted in favor, none were opposed.

New Business

Mr. Barone stated that there was no new business to discuss this evening.

Updates from Council Liaison

Councilman Grossman stated he was appointed another year on the Planning Board as a Class III Member. The Planning Board will be working on the Master Plan Reexamination Report, which is due this year. The topic of Accessory Dwelling Units will be researched by the Planner and if the Planning Board does decide to include this in the report, it would then be sent to the Mayor & Council as a recommendation. The Railroad Station grant project is still underway where another extension has been granted by the County. The Borough is still looking for an electrician to do complete the needed interior electrical upgrades.

Adjournment

The next meeting will be held in person at Borough Hall on Thursday, February 2, 2023 at 7:30pm. The meeting was adjourned at 8:55 pm by Mr. Barone. A motion was made by Mrs. Heller and seconded by Mrs. Yang. A voice vote carried the motion. All members voted in favor; none were opposed.

Respectfully submitted,

Amanda Booth
Historic Preservation Commission Secretary