

Historic Preservation Commission
BOROUGH OF CLOSTER, NEW JERSEY
REGULAR MONTHLY MEETING
Monday,
August 27th, 2012

Ms. Rothschild-Chair called the Regular Monthly Meeting of the Historic Preservation Commission of the Borough of Closter, New Jersey held on Monday, August 27th, 2012 in the Council Chambers of the Borough Hall to order at 8:08PM. She stated that the meeting was being held in compliance with the provisions of the Open Public Meetings Act of the State of New Jersey and had been advertised in the newspaper according to law. Ms. Rothchild invited all persons present to join the Board in reciting the Pledge of Allegiance.

Mr. Rogan swore in Mr. William Martin as class A member of the Historic Preservation Commission.

The following HPC members were present at the meeting:

Ms. Rothschild
Ms. Stella
Mr. Tobia
Mr. Adriance
Ms. Macchiavelli
Ms. Rubinfeld-Waldron-(8:11PM)
Mr. Martin
Mr. Kashwick (Council Liaison)

The following HPC members were absent from the meeting:

Ms. Bouton-Goldberg

Approval of Minutes

Motion was made by Mr. Adriance and seconded by Ms. Stella to approve minutes of 07-23-12 (with one mentioned correction.) All present were in favor of approval with the exception of Mr. Martin & Mr. Tobia who abstained. Ms. Rubinfeld-Waldron hadn't arrived at this point.

COA Hearing- 119 Hickory Lane, Vastano:

Ms. Rothschild recused herself for this portion of the meeting. Ms. Stella took over chairing. Ms. Stella stated that this application was for the chicken house. Mr. Radick represented the applicant. Mr. Rogan swore in Mr. Radick. Mr. Radick introduced himself and spoke of proposed scope of work. (Re: 2-story structure adjoining the chicken house). He stated that the intention was to demolish the greenhouse and 2-story structure and construct a 1 ½ story building on the same footprint. Mr. Radick spoke of the need/purpose of new structure. Mr. Adriance asked if Mr. Radick was a specialist in Historic Restoration Architecture. Mr. Radick stated he was not; but did have a wide range of knowledge in historic structures. Mr. Adriance asked further about restoration of structure. Mr. Radick responded speaking of the condition of structure. Mr. Radick stated that the building is visible from Wendy Lane & from the cemetery. Mr. Adriance spoke of the existing windows and also stated that structure can also be seen from Hickory Lane. Mr. Radick confirmed that the structure is visible from street. Ms. Stella asked about the greenhouse. Mr. Radick stated that it would cost the applicant more to restore structure than to construct new one speaking of the decay of existing structure. Mr. Adriance & Mr. Radick continued to speak

of structures (both existing & proposed). Mr. Adriance expressed his concerns of proposed construction diminishing historic value. Mr. Radick responded to mentioned concerns. Ms. Stella asked for clarification of Mr. Adriance's objections. Mr. Adriance responded speaking of the change from a 2-story structure to a 1-story and the difference of appearance. Mr. Rogan spoke of the Historic Preservation code (speaking of section 35:56). Mr. Rogan continued to speak of Borough ordinance. Mr. Adriance asked for clarification of code. Mr. Rogan responded speaking of design criteria requirements. Ms. Rubenfeld-Waldron commented on buildings on site. Mr. Adriance spoke of intent of mentioned section of code. Ms. Stella asked about proposed height of building. Mr. Radick spoke of existing structures. Ms. Rubenfeld-Waldron also spoke of the existing structure. Mr. Rogan continued to discuss code regarding historic structures. Mr. Adriance continued to discuss structure (both existing & proposed). Mr. Tobia asked about hardship on owner (if proposed structure was 2 ½ story). Mr. Radick responded. Mr. Adriance also spoke of footprint of the existing greenhouse. Mr. Radick spoke of doable compromises speaking of a higher wall & a shorter building. Mr. Adriance reiterated the importance of the proposed structure having a similar look to existing (including height). Mr. Radick responded also speaking of proposed siding (application is not submitted at this point). Mr. Martin asked if there is a report (designation) for this property. Ms. Stella stated there is a report. Mr. Martin & Mr. Adriance continued to discuss proposed work and of the designation report. Mr. Adriance reiterated his concerns regarding property losing its' history. Mr. Martin, Mr. Adriance & Mr. Radick continued to discuss. Mr. Rogan spoke of taking caution in not violating the deed of easement. Ms. Stella also commented on deed of easement. Mr. Radick spoke of revising drawings prior to the next Commission meeting. Mr. Rogan spoke of interpretation needed from the County regarding paragraph 24 of the deed of easement. Mr. Martin spoke of suggested material to be used for siding. Ms. Rubenfeld-Waldron asked for clarification of how this type of application should be voted on. Mr. Rogan responded.

Ms. Rothschild returned to chairing the meeting at this point (9:32PM).

Open Meeting to the Public

No comments at this time.

Correspondence List

INCOMING/ OUTGOING- There was one incoming item on correspondence list (discussed briefly). Ms. Rothschild & Ms. Stella also spoke of an e-mail received by Ms. Stella.

Old Business:

1- Zoning Board/ Planning Board Applications

Application regarding 247 West Street has still not been heard at the Zoning Board.

2- Future proposals for designation

1 Station Court- Ms Rothschild stated that Ms. Bouton-Goldberg is continuing her research.

Mr. Adriance spoke of including more details/information in nomination reports. Commission discussed same also mentioning that the ordinance & the nomination report should be before the members during a hearing. Mr. Martin suggested a subcommittee be involved when a COA application is submitted.

Borough Hall- Ms. Rothschild stated that a new architectural firm has been hired. She also stated that designating the building locally does not have much legal effect. Mr. Kashwick commented on same speaking of use of open space.

Nagel/Auryansen Cemetery- Ms. Stella spoke of work done on site by member of DPW. Ms. Stella also spoke of vines covering gate entrance & the need for clean-up. Mr. Adriance spoke of same speaking of the look being a positive impact to the farm.

151 West Street- No comments at this time.

Durie House- Ms. Stella stated that she spoke to homeowner regarding (historical) replacement of # sign on house.

St. Paul's Lutheran Church- Letter was sent to church. There has been no response as of yet.

Lustron House- No comments at this time

Liaison Reports

Council- Mr. Kashwick spoke of importance of using caution when e-mailing amongst members. Commission continued to discuss same speaking of ordinance. It was stated that 4 members make a quorum. Mr. Martin commented on how this is handled in his town.

Planning Board- Ms. Stella spoke of the recent soil movement applications for the purposes of new construction.

Improvement Commission- Ms. Stella stated she has been unable to attend; but did mention that a musical event will be planned for next spring.

Environmental Commission- Ms. Bouton-Goldberg was not present.

Sign Ordinance Committee- Ms. Stella stated that the ordinance committee was moving along.

New Business:

1- **Historic Marker- AME Zion Church** – Ms. Rothschild stated that Ms. Macchiavelli began the process. Mr. Adriance spoke of application process/ requirements for the request of a historic marker.

2- **Pamphlet for Realtors & Public-** Ms. Stella spoke of updates that will be made and also stated that pictures are needed.

3- **Display Cases** – Ms. Stella stated that final decision regarding placement of cases needs to be made. Commission continued to discuss.

4- **Talks with Toby-** Ms. Stella commented on the subject for the September/October discussion (2nd Wednesday of each month).

At this point, Ms. Rothschild suggested each member introduce themselves. (Since this was Mr. Martin's first meeting as a Commission member) Each member gave a brief background of themselves.

Ms. Rothschild spoke of a letter of commendation for Mr. Sampson of the DPW which was signed by Commission members. The Commission also discussed presenting him with a type of certificate or award at the next Mayor & Council meeting.

Ms. Rothschild passed out letter to newspaper editor regarding "old" Closter Dock Road signs; this was sent from Haworth resident. Motion was made by Mr. Adriance & seconded by Ms. Rubenfeld-Waldron for Ms. Rothschild to draft a letter to send to newspapers concerning procedure used by Commission regarding street signs. Ms. Rothschild stated that she has confirmed procedure with the Borough Attorney. All present were in favor of motion.

5- **2012 Goals**- No additional comments at this time.

6- **Continuing Education**- No Comments.

7- **Other**- N/A

Motion was made by Ms. Rubenfeld Waldron & seconded by Mr. Tobia to adjourn meeting. Meeting was adjourned at 10:36 PM.

Prepared by Rose Mitchell
