

Historic Preservation Commission
BOROUGH OF CLOSTER, NEW JERSEY
REGULAR MONTHLY MEETING
Monday,
February 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, February 27th, 2012 in the Council Chambers of the Borough Hall to order at 8:09PM. 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. Rothschild invited all persons present to join the Board in reciting the Pledge of Allegiance.

The following HPC members were present at the meeting:

Ms. Rothschild
Ms. Stella
Ms. Rubinfeld-Waldron
Mr. Tobia
Mr. Adriance
Mr. Radick
Mr. Lobosco
Ms. Macchiavelli
Mr. Kashwick (Council Liaison)

The following HPC members were absent from the meeting:

Ms. Bouton Goldberg

Approval of Minutes

Motion was made by Ms. Stella and seconded by Ms. Rubinfeld-Waldron to adopt minutes of January 23rd, 2012 with mentioned changes (regarding description of continuing education course & correction of name spelling). All present were in favor of approval.

Open Meeting to the Public

Mr. Fuhrman of 80 Hickory Lane spoke of his intention to sell property which is on the list of Closter landmarks & expressed concerns/questions of potential buyers in regards to restrictions on expansion, alterations. Ms. Rothschild responded, speaking of ordinance pertaining to any exterior changes visible to the right-of-way having to be reviewed by Commission and that interior alterations would be out of the Commission's jurisdiction. Mr. Adriance also commented on property and Historic requirements. Mr. Radick also spoke of property specifically of existing doors. Mr. Radick spoke of zoning requirements, cautioning that the sideyard on the east side of the property might not allow for further expansion, due to side yard setbacks, without a zoning variance. Mr. Adriance continued to speak of addition/alteration options. Mr. Fuhrman stated that he would send follow-up correspondence to Commission. Ms. Stella stated that the Commission's design guidelines were set up to be helpful and not to hinder homeowner projects. Ms. Stella spoke of marketing real estate of Historic homes.

COA Hearing: J. Ferdon House-102 Blanch Avenue

Mr. Adriance spoke on behalf of this application before the Commission and recused himself from voting. Mr. Adriance spoke in detail regarding proposed alteration/restoration including beehive oven addition; also commenting on displayed photos/drawings. Mr. Kashwick asked how long project would take. Mr.

Adriance stated that he needed to complete by Thanksgiving. Mr. Radick asked about proposed exterior. Mr. Adriance responded speaking of siding. Motion was made by Ms. Stella and seconded by Ms. Rubenfeld Waldron to approve application. Ms. Rothschild complimented the proposed project. Mr. Radick asked about ceiling beams. Mr. Adriance responded stating that the beams will be replaced. All present were in favor of approval with the exception of Mr. Adriance who recused himself earlier in meeting.

Correspondence List

INCOMING/ OUTGOING- Both incoming and outgoing mail lists were mentioned.

Old Business:

1-Designation of Centennial AME Zion Church:

Review will take place at the Planning Board's March 7th meeting and the March 14th Mayor & Council Meeting. Ms. Stella stated that she believed the Planning Board would pass this directly to the Mayor & Council.

2- Street Signs

Ms. Stella spoke on new sign installations. Ms. Rothschild commented favorably on the sign located at the island in center of town.

3- Cemetery- Ms. Rothschild recommended that the cemetery properties be included as spots to visit as part of an upcoming Northern Valley Historic Society house tour on October 14th.

4- Zoning Board Applications

Ms. Rothschild reported that 247 West Street has been postponed.

5- Future proposals for designation

151 West Street- No further report

Borough Hall- Ms. Rothschild has been working on a certificate of eligibility application to the State.

Nagel/Auryansen Cemetery- No report at this time.

1 Station Court- No further report.

Mr. Adriance spoke of new proposal for Historic nomination regarding property located on Schraalenburgh Road. Mr. Adriance spoke of research done regarding property/site and handed out documentation to members. Mr. Tobia spoke of the stone houses located on Schraalenburgh Road. The Commission continued to discuss stone houses in town. Ms. Stella will notify homeowner of Schraalenburgh Road property.

Liaison Reports

Council- Mr. Kashwick spoke of the proposed LEED certification ordinance and spoke of its effect on historical designated properties. Ms. Rothschild commented on the Commission's approved budget.

Planning Board- Ms. Stella had no report with the exception of what was discussed earlier in the meeting regarding AME Zion Church designation.

Improvement Commission- There was no report at this time.

Environmental Commission- Ms. Rothschild stated there will be a town-wide clean up of parks which will take place on March 31st.

Sign Ordinance Committee- There was no report at this time

New Business:

1- **2012 Goals**- The Commission will review handouts included in folders and discuss further at next month's meeting.

2-**Drew Workshop**- Ms. Rothschild stated that the course would be taking place on Saturday and commented on the topics and asked for Commission's feedback. Mr. Radick spoke of need for realtors to have more knowledge of the difference between an historical society and an Historic Preservation Commission. Mr. Adriance agreed that both realtors & public residents needed to better understand the difference between the Historic Society & the Historic Preservation Commission. Mr. Tobia asked about meetings regarding waterworks. Ms. Stella stated that next meeting will take place on March 21st in Hackensack. Mr. Tobia spoke of the upcoming Lion's Club breakfast and invited the Commission to attend.

3- **Display Cases at Senior Center**- Ms. Stella stated that showcases will be donated and set up.

4- **Continuing Education**- Ms. Rothschild reported that she completed her photography course. Ms. Stella, Ms. Rothschild, Ms. Macchiavelli & Mr. Tobia attended the history breakfast. Ms. Macchiavelli stated that she will be attending a course/workshop in Pennsylvania regarding archiving (digitizing).

5- **Village School & Demaree Homestead Maintenance**- At this time, correspondence has not been sent to owner of Village School regarding concerns/condition of building. Mr. Radick stated that someone had stabilized the building.

Other:

Ms. Rubenfeld Waldron read correspondence she prepared for Mr. Davida thanking him for his time served on Commission. Mr. Tobia asked if thank-you note was ever sent to Eagle Scout who worked on cemetery property. Ms. Rothschild responded stating letter was sent out to Max Beucler.

Motion was made by Ms. Stella and seconded by Mr. Radick to adjourn meeting. Meeting was adjourned at 10:23 PM.

Prepared by Rose Mitchell
