

Historic Preservation Commission
BOROUGH OF CLOSTER, NEW JERSEY
REGULAR MONTHLY MEETING
Monday,
May 21st, 2012

Ms. Rothschild, Chair called the Regular Monthly Meeting of the Historic Preservation Commission of the Borough of Closter, New Jersey held on Monday, May 21st, 2012 in the Council Chambers of the Borough Hall to order at 8:17PM. 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. Bouton Goldberg
Ms. Rubinfeld-Waldron
Mr. Tobia
Mr. Adriance
Ms. Macchiavelli
Mr. Kashwick (Council Liaison)

The following HPC members were absent from the meeting:

Ms. Stella

Ms. Rothschild announced that Mr. Radick & Mr. Lobosco have resigned from Commission.

Approval of Minutes

To be discussed later in meeting.

Open Meeting to the Public

No Comments at this time.

Certificate of Appropriateness Hearing: re: 119 Hickory Lane. At this time Ms. Rothschild recused herself & Mr. Adriance took over chair seat for this portion of meeting. Mr. Watkins introduced himself and stated that he represented landowner. Mr. Watkins spoke of proposed work to be done. Mr. Radick was sworn in (licensed architect.) Mr. Radick spoke of his educational/professional background. Mr. Radick spoke of buildings on site. Mr. Radick spoke of photos of structures. (Mentioned photos were handed out to commission). Mr. Radick spoke of needed repair to be done and requested approval of mentioned (regarding main structure gutters, barn, & ice house). Mr. Adriance spoke of national register applications. Mr. Adriance asked for feedback from Commission regarding replacement of gutters. Mr. Tobia & Ms. Bouton-Goldberg stated they would be in favor of gutter replacement. Mr. Adriance asked about material/color of gutters. Mr. Radick responded. Motion was made by Ms. Bouton-Goldberg and seconded by Ms. Rubinfeld-Waldron to approve replacement of gutters. All present were in favor of approval. (Ms. Rothschild recused herself earlier in the meeting). Mr. Radick spoke of proposed work regarding ice house. Mr. Adriance commented on same. Motion was made by Mr. Tobia and seconded by Ms. Bouton-Goldberg regarding approval of installation of roof (on ice house). Mr. Adriance opened discussion of same to public. There were no comments at this time. All present were in favor of approval.

Mr. Radick discussed proposed work regarding barn structure. Motion was made by Ms. Rubenfeld-Waldron and seconded by Mr. Tobia to approve installation of roof (on barn). Commission continued to discuss. All present were in favor of approval. Mr. Watkins spoke of chicken coop on site. (Specifically pertaining to the deed of easement). Mr. Watkins requested the matter (regarding demolition of chicken coop) be withdrawn. Mr. Watkins stated that he would deal directly with the state of New Jersey regarding demolition of chicken coop. Mr. Adriance commented on same. Mr. Tristani of 72 Hickory Lane asked about requirements regarding the "chicken coop" application (in regards to county jurisdiction vs. town jurisdiction.) Ms. Rothschild and Mr. Adriance responded. Mr. Tobia spoke of the addition of the house. Mr. Adriance continued to discuss jurisdiction/authority of Commission. Ms. Rothschild stated that the Commission is not an enforcing agency. Mr. Adriance continued to discuss. Ms. Bouton-Goldberg spoke of Hickory Lane designation and referred to comments (previously) made by Ms. Morelo. Mr. Rothbaum of 83 Hickory Lane asked about status of "caretakers" house and also asked if there was intention to demo structure. Mr. Adriance responded stating that house is included among other structures on site and spoke of the county deed of easement and also stated that an applicant would need to come before the Historic Commission for approval if intention was to demolish structure. Mr. Rothbaum asked for clarification spoken of by Mr. Watkins (earlier in meeting). Mr. Adriance and Ms. Rothschild responded speaking of the deed of easement; and reiterated the Commission's jurisdiction. Ms. Hartwell of 1 Bradley Place asked for clarification of what scope of work is allowed to be done (referring to chicken coop). Mr. Adriance responded reiterating the Commission's jurisdiction. Ms. Hartwell asked about the definition of preserved farmland. Mr. Adriance and Ms. Rothschild responded stating that the Commission does not have authority over that. Ms. Rothbaum of 83 Hickory Lane asked if the Commission periodically visits the site. Ms. Rothschild responded stated that the Commission is a review board, and not an enforcement board. Mr. Adriance also stated that the Commission has the right (as any other member of public) to view any property from public right-of-way. Mr. Adriance spoke of the Borough code. Mr. Garfunkel of 3 Wendy Lane asked about the 2004 conservation plan. Ms. Rothschild responded stating she spoke to someone at state level regarding same and that the Commission does not have access to it. Mr. Garfunkel continued to speak of the conservation plan (pertaining to farm act). Mr. Adriance spoke of Borough code 35-50. Mr. Garfunkel continued to speak of site. Mr. Adriance spoke of the ordinance (specifically pertaining to property). Ms. Rothschild stated that there was no plan submitted (& there was no approval sought.) Mr. Adriance continued to discuss. Mr. Garfunkel expressed his concerns about the big structures knocking down the chicken coop. Mr. Garfunkel reiterated the need to access the conservation plan. Ms. Rothbaum of 83 Hickory Lane asked for clarification of what the Commission can do to help to preserve the property. Mr. Adriance responded speaking of the historic ordinance and reiterated the Commission's authority. Ms. Rothbaum asked if the Commission can make suggestion to Borough attorney regarding the Commission being permitted to make decisions concerning any aspect of real estate seen from public right-of-way (pertaining to historically designated properties.) Mr. Kashwick stated he would bring (suggestion) up at Mayor & Council meeting. Mr. Adriance continued to discuss speaking of the right to farm act. Ms. Hartwell of 1 Bradley Place spoke of the purchase of the "farm" property. Mr. Adriance responded speaking of the open space trust fund advisory board.

Correspondence List

INCOMING/ OUTGOING- Ms. Rothschild stated that all correspondences were sent via e-mail.

Approval of Minutes

Motion was made by Mr. Tobia and seconded by Mr. Adriance to approve minutes of 04-23-12. All present were in favor of approval.

Old Business:

1-Designation of Centennial AME Zion Church:

Designation is finalized

2- Cemetery- Senior Service-Seniors from the High School will be available (for MacCain Farm) to do invasive species weeding. Ms. Mayer has Ms. Stella's & Ms. Bouton-Goldberg's contact information.

3- Zoning Board Applications

Application regarding 247 West Street has been further delayed and is scheduled to be heard in June.

4- Future proposals for designation

151 West Street- No further report.

Borough Hall- Ms. Rothschild will prepare the nomination report.

Nagel/Auryansen Cemetery- No further report.

1 Station Court- Ms. Bouton-Goldberg has been working on proposed designation

Durie House- Ms. Stella has been in contact with homeowner who is agreeable to designation.

A letter was sent to St. Paul's Church regarding future designation.

Liaison Reports

Council- Mr. Kashwick stated that his comment/report pertains to item listed under "new business" regarding purchase order for sign.

Planning Board- No comments

Improvement Commission- No comments

Environmental Commission- Ms. Bouton-Goldberg stated that the Commission discussed the "Brooks Farm" & also discussed what can be done at Buzzoni Farm and asked for suggestions. Ms. Rothschild & Mr. Tobia also commented on the Buzzoni Farm.

Sign Ordinance Committee- No comments

New Business:

1- Historic Marker- AME Zion Church – Mr. Kashwick confirmed that the purchase order was issued for historic marker to be placed at church.

2- Pamphlet for Realtors & Public- This will be discussed at next meeting.

3- Lustron- Ms. Rothschild spoke of Ms. Stella's discussion with Mayor Heymann and stated that clarification is needed regarding status of future intentions of property. Ms. Rubenfeld-

Waldron spoke of condition of building. Ms. Rothschild stated that the only involvement the Commission is permitted to have is to consider property for future proposed designation. Mr. Adriance spoke of national register's restriction authorization and of the prospect of it being purchased by the Borough. (If the Lustron property was purchased by the Borough, house would be protected due to register status). Suggestion was made that the Commission move forward on proposing designation. Motion was made by Ms. Bouton-Goldberg & seconded by Mr. Adriance to add the Lustron to the list of future proposals. All present were in favor. Mr. Adriance spoke of amendment to the Historic ordinance pertaining to potential consequences when demolishing historic structure.

4- **2012 Goals**- No comments at this time.

5- Continuing Education

No comments at this time.

6- Other

Ms. Bouton-Goldberg expressed the desire to help the residents on Hickory Lane. Mr. Adriance commented on same speaking of waterway restrictions, etc. Commission continued to discuss. Ms. Bouton-Goldberg proposed that Hickory Lane be designated as an historic roadway and noted that it is already listed in the Bergen County Sites Survey. The Commission decided to further discuss at future meeting and further research will be conducted.

Motion was made by Ms. Bouton-Goldberg & seconded by Ms. Rubinfeld Waldron to adjourn meeting. Meeting was adjourned at 10:09 PM.

Prepared by Rose Mitchell
Edited by Jennifer Rothschild
