

**Minutes**  
**CLOSTER HISTORIC PRESERVATION COMMISSION**  
**MONDAY, October 28<sup>th</sup>, 2013**  
**8:03 p.m.**

**A. Call to order** – Statement of Open Public Meetings Act

**B. Pledge of Allegiance**

**C. Attendance:** Irene Stella, Francesca Macchiavelli, Jennifer Rothschild, Joel Zelnik, Orlando Tobia, Bobbie Bouton Goldberg, Tim Adriance, William Martin  
Jayne Rubenfeld Waldron (8:05), John Kashwick (8:06)

**D. Minutes- September 2013** – correct spelling of Joel’s last name (no “c”)

**E. Open to Public: Douglas Radick 243 West Street; Frank Vastano 119 Hickory Lane; Closter, NJ**

Mr. Radick relates the condition of 117 Hickory Lane, the former kennel on the farm property. The building is collapsing. Mr. Radick describes the condition and shows photos of the building. Mr. Vastano proposes to demolish the wood frame and keep the foundation, building upon it with new construction, and he would replace it in-kind. The change in appearance to the building would be a slightly higher roof. There would be a 10’X 43’ addition in the back. Mr. Adriance discusses the matter with Mr. Radick. He questions the integrity of the foundation of the building. Mr. Radick says it seems to be o.k. Discussion as to when the building was built. A large tree at the back corner of the building would not be affected. Discussion about the garage. Mr. Radick reports that the garage will be retained. Ms. Stella asks what the future use of the building would be. Mr. Vastano answers that it will be the same use – for property caretaker/farm worker. Discussion about the safety of the structure. Ms. Stella asks about the chicken coop (that had previously been approved by the HPC). Mr. Vastano states that the senior Mr. Vastano was waiting to see what would happen with this new proposal, and that he would like to do the demolition and re-construction of the two buildings at the same time. Ms. Stella comments that overall, the farm and house are in a wonderful state of restoration. Mr. Radick states that Mr. Vastano has been a good steward of the farm. Mr. Adriance asks Ms. Bouton Goldberg who was responsible for the kennel. The consensus was that it was the owner just prior to the Brooks family. Mr. Adriance notes that the pedimented entry and garage would not have been a part of a (typical) dog kennel. Mr. Radick invites the Commission to visit the property and take a look at the building. Mr. Adriance asks if the intention is to retain the 75-foot long structure. Mr. Radick states “yes,” and it will go ten feet back with a patio and an opening. An additional bit of roof plane would be seen from the public right of way. Mr. Martin asks if there’s anything significant about this property. Mr. Adriance states that architecturally it could meet the criteria of age. Ms. Bouton Goldberg states that at one time there were a lot of dog kennels in Closter and that a mystery novel was based upon this one. Mr. Vastano states that in the back there had been dog doors for the dogs to exit the house. Mr. Tobia states that he has always wondered how long it was going to remain standing. He is in favor of the proposed changes. Mr. Adriance asks if the original fenestration will be retained, as well as the pedimented entry. He asks about the rooflines. Discussion with Mr. Martin about the roofline.

Mr. Radick states that he wants to minimize the mass. Mr. Radick shows his draft plans. Question about whether there will be an attic where mechanical equipment could be kept. Mr. Adriance asks about the type of siding. Mr. Radick states that it will be replaced in kind. The shutters will be kept and put back on. Mr. Adriance states that anything that has historical fabric should be retained. Mr. Vastano would like to add one parking space in addition. Ms. Rothschild asks if there is a plan to communicate with the neighborhood about the proposed demolition and re-construction, as there is no legal requirement for notice (as there would be, e.g., if a zoning variance were requested). Mr. Radick states that this has not yet been determined. Mr. Adriance states that the general consensus of the Commission seems to be in agreement with the proposed plans. Ms. Stella asks about the living space within. Mr. Vastano states that it's like a "railroad car" with two bedrooms, one bath and living space. Mr. Adriance states that he appreciates their coming before the Commission.

Mr. Adriance closes the meeting to the public, as there were no other people in attendance.

**F. Correspondence:** none

**G. Old Business**

1. Active future proposals for designation

**A. Closter Borough Hall:** Discussion about when the hearing will take place; draft nomination report distributed. Consensus is that January's meeting will be the hearing date so that proper notice can be given (no meeting in December)

**B. Nagel/Auryansen Cemetery** – Irene reports that there's a letter to be signed to commend Devon Sampson on November 13<sup>th</sup> at the Council meeting.

**C. High Street District** – Bobbie has been working on the photos and hopes to get them printed in the next week.

Mr. Adriance reports that 125 Closter Dock Road's construction is moving along well.

**D. G. Trautwein-Haring Area** – no report

**2. Distribution of Pamphlet for Realtors, Public** – Ms. Rothschild suggests that they be sent out with letters to historic homeowners; others suggests that they be sent to realtors' offices; Mr. Tobia suggests that they be distributed at his next talk at the library

**3. Talks with Toby** – Last topic was about shopping in Closter; Ms. Bouton Goldberg states that it was well attended. Mr. Tobia states that there was good participation. Next talk is at the library on November 19 at 7 p.m. in the meeting room with an exhibit in the front of the library. Discussion about the library exhibit. Mr. Adriance offers to contribute a copy of the painting (earliest depiction of a fire in Closter) from his antique toolbox. He suggests contributing it to the Fire Department after the event. Discussion about the age of the fire department. Ms. Rubenfeld-Waldron discusses getting a banner created with the title of the exhibit. Discussion. She states that there is hope that this program and exhibit will get more public appreciation for the Closter Fire Department. Mr. Tobia has a game that was sold by the Ladies' Auxiliary, for the exhibit.

**4. Cemetery Award** – see above under B

**5. Auryansen House**-450 Piermont Road – no report

6. **Abram Demaree House:** Mr. Adriance and Mr. Martin have looked at the house and are satisfied that there's nothing currently rising to the level of asking the construction code official to visit there.

## H. **Liaison Reports**

1. **Council** – John Kashwick. Housing fund discussed. Monies are available for use.

One project would be the Village School. The Improvement Commission is supposed to have a liaison from this Commission. Discussion. Mr. Kashwick asks if anyone wishes to serve in this role. Ms. Stella is no longer on the Improvement Commission. She asks Ms. Rubinfeld Waldron if she might consider it. Others are asked, as well. Mr.

Kashwick talks about the damage to the historic street signs. The sign is missing on Legion Place and the sign at Old Closter Dock Road and West Street was damaged. Ms. Stella states that the Old Closter Dock Road sign has been repaired.

2. **Planning Board** – Irene Stella – Closter Plaza hearings are almost at an end.

November 14 is A & P's experts' testimony. The topics will be: traffic, landscaping and parking. Ms. Stella states that the lawsuits were all resolved in the Borough's favor. Ms. Stella has not heard anything new about the Closter Plaza Sign.

3. *Lustron Property* – Ms. Stella states that the mayor had called her to ask the County to give a commitment about the Open Space grant. Janet Strom (Bergen County) stated that the Closter grant has been recommended by the Preservation Advisory Board, but the Freeholders still have to consider it. Ms. Stella states that the Borough can only pay the appraised price, and that there are reported to be builders offering more money for the property. Discussion

4. Brief reports on topics related to historic preservation *only* - none

5. Other – n/a

## I. **New Business**

1. Goals for 2013 & 2014 – no report

2. Continuing education – report all classes and lectures attended to Jayne – none reported

3. Distribution of Agenda – n/a

4. Other – discussion about “**Closter Hall of Fame**” Ms. Bouton Goldberg reports about Beatrice Kay, a well-known entertainer. Mr. Orlando states that she lived up on Old Closter Dock Road, on the north side. Mr. Tobia has the advertisement for her performance at the Nemo Theater. She wrote of having a large Ash Tree. Discussion. Mr. Zelnik suggests a line drawing of Closter with street names. Mr. Martin will create this. Ms. Rando (director of Closter Public Library) will allow this poster to be hung at the library. There will be a small photo attached to the map at the street location. Discussion about Benjamin Blackledge and whether he actually lived in Closter. Discussion about Wikipedia. Mr. Zelnik states that the NJ Hall of Fame has offered to help us with Closter's Hall of Fame. Ms. Macchiavelli suggests that the line map be done in different sections, e.g. entertainment versus other categories, or some version of that. Mr. Martin suggests an auto-cad map of the town. Mr. Kashwick will check with the Borough Engineer. Mr. Adriance asks that any additional names be forwarded to Joel.

Ms. Rubenfeld Waldron reports that on November 16<sup>th</sup> there will be a class on deed/title searches at the “Vault” in Hackensack.

**J. Adjournment MSC Rothschild, Bouton Goldberg at 9:24 p.m.**