MINUTES
CLOSTER HISTORIC PRESERVATION COMMISSION
MONDAY, March 23, 2015
8:00 PM

A. **Mr. Adriance Called to order** at 8:04 p.m.– Statement of Open Public Meetings Act

B. **Pledge of Allegiance**

C. **Attendance: Present:** Tim Adriance, Jennifer Rothschild, Susan McTigue, Erik Lenander, Joel Zelnick, William J. Martin
Excused absences: Bobbie Bouton Goldberg, Jayne Rubenfeld Waldron, Orlando Tobia, Tom Hennessey

D. **Minutes**- December 2014 and February 2015 Motion to accept Dec. minutes: Susan McTigue, seconded by Erik Lenander; accepted. Motion to accept Feb. minutes: Erik Lenander, seconded by Joel Zelnik. Accepted.

E. **Open to Public :** Former Mayor Heymann states that she was asked by Bobbie if she is interested in working on plans for the Lustron house. Ms. Heymann has filed a grant proposal with Bergen County, and she reports that they are looking very favorably upon it. In the first year, a consultant would need to be hired to prepare a historic structures report. She reports that it will take at least 2 ½ years to get the grant monies. She would like to see a mentor/builder in-house who can begin the process of cleaning it up and doing the landscaping. She recommends Marek Skovancz (?) who works for the Closter DPW. She states that it would have to be bid out to everyone for fairness. She references MacBain Farm, for which there were three applicants. Since the Council has decided to let the Historic Preservation Commission take a lead on this, it will be up to the HPC to decide how to proceed – whether to place someone in house or leave it vacant. Mr. Adriance asks if an RFP has been advertised. Ms. Rothschild asks for clarification as to whether the grant has yet been awarded (it has not, yet). Ms. Heymann will ask Leslie Weatherly to send around the grant application that was filed with the County. Discussion about Historic Structures Report. Ms. McTigue asks about the property's well-being. Mr. Martin states that someone should do the landscaping and also do basic maintenance, but not too much more, prior to the Historic Structures Report. Ms. Rothschild suggests that the DPW do stop-gap measures. Ms. Heymann states that there would be no costs to the Borough if someone lives there, since the work that would be done on the property would be in exchange for the privilege of living there. She explains the contract with John McCaffrey on the MacBain Farm. Ed Rogan is prepared to write an RFP. Ms. Rothschild suggests that rent be at one-year intervals and be careful about advising the tenant of obligations to keep the property open certain times per year, as would be required by any grant. Ms. Rohtschild states that she is willing to donate a collection of mid-Century furniture to the Lustron. Mr. Lenander states that oversight, like the Environmental Commission does for the MacBain Farm, would likely be accomplished by the Historic Preservation Commission. He explains the way that it went for the Buzzoni Farm property and MacBain Farm. (Mr. Lenander was the Closter Borough Administrator during those times). Mr. Adriance states that in the sense of processing, ideally the process is to get an architect or consultant knowledgeable in historic preservation to assess and come up with a plan. Until we get a historic structures report, he advises that this be followed: clean, maintain in a

sense of fixing broken windows, etc, but don't do much until there is knowledge of what needs to be done. Mr. Martin states that the roof is a concern. He recommends temporary patching until an historic structures report is complete. Ms. McTigue states that Marc Gussen at the CNC pays a small rent, because if he didn't, he would be liable for the amount as income and would be taxed upon it. Ms. Heymann states that Mr. McCaffrey does not pay anything for rent. Mr. Adriance states that the HPC needs to ascertain if this body is indeed empowered to oversee the Lustron.

F. Correspondence: outgoing: The yearly CLG report was sent to the State Historic Preservation Office..

H. Old Business

1. **Active future proposals for designation**
   - A. Nagel/Auryansen Cemetery – no report
   - B. High Street District – no report
   - C. G. Trautwein-Haring Area – no report
   - D. Blanche Avenue – Jennifer needs to talk to Lupardi family
   - E. MacBain Farmhouse – no report

2. **Nomination of Resolvert Nagel House and Farm Complex/Metropolitan Farm for County Preservation Award** – Bobbie Bouton Goldberg. The application was delivered to Bergen County last Wednesday. Mr. Adriance speaks about the development rights being sold to the County. He states that the owners are to be commended for their preservation efforts. Discussion about the award nomination report and the number of applications (11) submitted this year. Jennifer points out that she made the case that it's a public space where people can walk around and see the work done (while shopping for plants, eggs).
Mr. Lenander asks about nomination of Hickory Lane – what is the status of the nomination? Has it been forwarded to the Planning Board? Mr. Adriance will inquire of the Borough Clerk.

3. **Closter Hall of Fame** – Joel Zelnik and Susan McTigue. Mr. Zelnik reports that the list has grown; Bobbie found a 1940's telephone book to look up addresses; Joel's contact with the NJ Hall of Fame is consulting with him on the project. Ms. McTigue has contacted the High School and asked for a graphic design students to come up with the design. The HPC has been given three students who will be available to work on the design and implement it. They might still have time for other projects to work with the Closter Historical Society. She mentions that she visited the Historical Society of the Nyacks' exhibit (Jennifer Rothschild curated) and Nyack's walking tour booklet. She has texted the teacher at the High School to see if we can meet with the students. Susan proposes creating a loose leaf binder to include more information about each person: photos, names, addresses, dates when they lived in Closter, and a couple of sentences about their contributions. A social media presence would also be a nice addition. Mr. Zelnik has ideas for publicity. Discussion about whether this is the province of the Commission or of the Historical Society.

I. Liaison Reports

1. Council – no report
2. Planning Board – no liaison

J. New Business

1. Continuing education – report all classes and lectures attended to Jayne
2. Talks with Toby – Susan McTigue – no report Ms. McTigue asks what is expected – two or three more events for the year, suggests Mr. ADriance. It's up to Orlando.
3. High Street presentation – Bobbie Bouton Goldberg and William J. Martin – Mr. Martin reports that he has gone through all of the photographs and hopes to collaborate with Bobbie soon. He states that he will present it as a walk down the street. He also wants some idea of how long it should be – consensus is 45 minutes. Discussion. He states that the date has not been determined. Perhaps early Fall would be the best time to present it.
4. Lustron House – Mr. Adriance will check with Borough Clerk on our status.
5. Closter Historic Society update – Susan McTigue – meeting this Wednesday night at the library.

K. Adjournment MSC (Motion Seconded and Carried) Rothschild, Zelnik at 8:55 p.m.