

**CLOSTER HISTORIC PRESERVATION COMMISSION**  
**MONDAY, October 26, 2015**  
**MINUTES**

- A. Call to order** – Mr. Adriance read the Statement of the Open Public Meetings Act and called the meeting to order at 8:06 p.m.
- B. Pledge of Allegiance:** Mr. Adriance led the pledge of Allegiance
- C. Attendance:** Tim Adriance, Chair; Jennifer Rothschild, Vice Chair and Secretary; Bobbie Bouton-Goldberg, Jayne Rubenfeld-Waldron, Orlando Tobia, Tom Hennessey, Council Liaison  
**Excused/Absent:** Susan McTigue, Erik Lenander. Joel Zelnik, Sophie Heymann, Planning Board Liaison
- D. Minutes-** September 28, 2015 – correction per Mr. Martin; Discussion about recording equipment at last meeting (malfunctioned). Mr. Martin recommends that the public be informed that the hearing will begin anew and that their comments were not recorded onto a CD at the last meeting Mr. Adriance agrees. Discussion about the John Ferdon house driveway. Motion by Mr. Martin, Seconded by Ms. Rubenfeld-Waldron, to table approval of the September minutes, since there isn't a complete set available at this time for review. Motion to table approved.
- E. Open to Public:** Mr. Joe Bianco, 7 MacArthur Ave. Closter. He states that he is a fellow architect and is in favor of historic preservation. He admires other countries retaining the architecture of their past. He speaks highly of Dr. Goldberg's efforts in the past regarding historic buildings; for instance, the Auryansen house and barn on Piermont Avenue were saved in part due to Dr. Goldberg's advocacy. Aldo Zampolino is referenced. Grandfather Albino Zampolino was a stone mason who helped build Closter Borough Hall. Mr. Bianco shows Aldo's flight log book. Aldo Zampolino made at least five flights on a "Taylor Cub" at the Closter Airport. He was 17 years old at the time. He states that Aldo's brother had a biplane and describes how this worked.
- F. Correspondence:** None. Ms. Rubenfeld-Waldron asks if any correspondence was sent to Edens Corporation regarding the Closter Plaza sign. Mr. Adriance will send a letter soon. Ms. Rubenfeld-Waldron will follow up after the letter is sent. Discussion. Mr. Martin will work with Mr. Adriance on the new letter and asks for a copy of the original letter.
- G. Blanche Ave. Nomination Hearing** - Hearing postponed until November 30th at 8 p.m. Ms. Rothschild will send a letter to each of the members of the public who attended the last hearing to alert them to the date and time of this hearing and the fact that the hearing will be started anew.
- H. Old Business**
1. Reports on 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. Blanch Avenue – Ms. Bouton-Goldberg refers to the minutes and public comment about the Bronze Factory and Asmus Farms. She reports that aerial maps show that both extended to Blanch Avenue (Black and White aerial maps loaned by Mary Mayer). Mr. Bianco speaks about the Zampolino family (see Open to Public comments)

E. MacBain Farmhouse – no report

## **I. Liaison Reports**

1. Council- Question about extending Commission membership to “junior members.” Ms. Rothschild explains that the Municipal Land Use Law (MLUL) lays out the types of memberships (A,B,C) and terms and that this law governs Historic Preservation Commissions in the state of New Jersey. There is no category for “junior members” listed in the MLUL, but there is no age limitation and therefore a younger person, e.g. High School student, could serve as a C member.

2. Planning Board – no report

3. Environmental Commission: Ms. Bouton-Goldberg reports that the Environmental Commission supports the Blanch Ave. nomination and will write a letter to the mayor and council in support. Additionally, Dr. Goldberg would like to see an historic marker for Blanch Avenue and he will come and support the Commission during the hearing.

## **J. New Business**

1. Lustron House – Ms Rothschild reports regarding meeting with DOCOMOMO (an organization devoted to modern architecture) representative and Mayor Glidden at the Lustron House, and reports that the DPW removed the overgrown shrubs.

2. Closter Historic Society update – no report

3. Talks with Toby – Mr. Tobia states that Sunday afternoon would be a wonderful time to hold a Talk and he states that the discussion about the airfield would be a good topic and a would make a great program. He states that tonight’s discussion with Mr. Bianco was an excellent discussion. Discussion about the Zampolino family and their contributions to Closter and/or Italian American contributions to Closter.

4. Continuing education – report all classes and lectures attended to Jayne

5. Other: Ms. Bouton-Goldberg reports that Ms. Rothschild sent her an example of another borough’s designation reports (Tenafly). She use footnotes in future nomination reports and hopes to submit the Blanch Avenue application to the State Historic Preservation Office (SHPO) for a Certificate of Eligibility.

6. Other: Set of Drawings for Village School – site plan. Mr. Adriance and Mr. Martin reviewed these plans and submitted written comments.

7. Ms. Rothschild reports on the former Valley Hotel (Charlie Brown’s) in Tenafly, where Elizabeth Cady Stanton, accompanied by Susan B. Anthony, attempted to vote in 1880. The Tenafly Planning Board approved an application that will entail demolition of this building. The building was never designated historic. Ms. Rothschild cautions the Commission to keep track of empty historic buildings and to act before it’s too late.

**K. Adjournment:** Motion to adjourn made by Ms. Rothschild and seconded by Ms. Bouton-Goldberg - 9:10 p.m.