MINUTES
CLOSTER HISTORIC PRESERVATION COMMISSION
MONDAY, September 28, 2015
8:00 PM

A. Call to order – Mr. Adriance read the Open Public Meetings Act statement and called the meeting to order at 8:04 p.m.
Discussion about whether the recording equipment is operating. The microphones are not switched on.

B. Pledge of Allegiance: Mr. Adriance led the pledge

C. Attendance:
Present: Tim Adriance, Chair; Jennifer Rothschild, Vice-Chair and Secretary; Bobbie Bouton-Goldberg, Jayne Rubenfeld-Waldron, Susan McTigue, Orlando Tobia, Erik Lenander, Joel Zelnik, William J. Martin, Tom Hennessey, Council Liaison, Sophie Heymann, Planning Board Liaison
Absent: None

D. Minutes- Motion by Erik Lenander, seconded by Joel Zelnik to approve the June 2015 minutes. Minutes approved – unanimous vote.

E. Open to Public – none wished to be heard

F. Correspondence:
Incoming from Robt' Abbotomarco at Bergen County regarding 119 Hickory Lane, specifically the chicken coop. Mr. Adriance met with him there. The chicken coop is built as designed and approved by the HPC. The second floor now has an apartment. Mr. Adriance states that this apartment (use) is outside of our jurisdiction. Discussion.
Outgoing: (1) Boro Clerk Notice of Blanch Avenue nomination; (2) to Jonathon Kinney at the NJ State Historic Preservation Office regarding Closter borough's acquisition of the Harold Hess Lustron House, 421 Durie Avenue, ID #3564, NR 7/25/2000 (NR reference #00000796); SR 5/30/2000 (Lustrons in New Jersey MPS)

G. Blanch Ave. Nomination Hearing – Mr. Adriance introduces the nomination report for the Borough-owned roadway, Blanch Avenue. He describes the oldest roads in Closter, including "Closter Road" which is now Piermont Road. He describes references in old maps and the reasoning behind the creation of Blanch Avenue, the thoroughfare that connected Closter Road to Old Tappan. Mr. Adriance describes "farm lanes, " which involved opening and shutting gates at the individual farms. A decision was made in the 1790's to create Blanch Avenue so as to improve upon these farm lanes. He describes the current state of the road, including the portion that is in the woods. At the Dwars Kill where it crosses Blanch Avenue at the John Ferdon house, it is somewhat like a driveway and then passes through West Street over the railroad and into Norwood. The Borough-owned road is being proposed to be included in the inventory of historic properties. Mr. Adriance explains that this designation does not place any zoning restrictions upon the owners of properties *along* the historic road. He states that this nomination gives this historic roadway its proper respect. Hickory Lane was similarly proposed

for historic designation. The HPC would have the opportunity for input on any changes to this historic roadway in the future, should it be designated historic. Mr. Hennessey asks if this extends from Piermont Avenue to the bridge over the Dwars Kill creek, with the exception of the section of the road that is in Norwood.

Public Comment: Anthony Lupardi 71 Blanch Avenue. He asks if this roadway designation includes the right-of-way as well as the roadway. Mr. Martin and Mr. Adriance answer that the right-of-way is a part of the public property. Mr. Lupardi asks if he would need to come before the HPC if he needed to make changes to his sidewalk. Mr. Adriance answers "no," because this board will only be advisory to the Mayor and Council. Mr. Martin further explains that this designation would not impose upon the homeowners an obligation to place historically significant sidewalks.

Mark Lupardi 707 Blanch Norwood. Mr. Lupardi states that Norwood vacated Blanch Avenue from the Lupardi property line over to the Norwood/Closter border, 1000 feet from the brook. It is now the "Blanch Trail" and it is only 10 feet wide. Mr. Martin states that the HPC is simply memorializing an historic roadway. Mr. Tony Lupardi asks why the Commission is going through all of this, since the roadway will never again be a true roadway from one end to the other, due to Norwood's vacating its portion of the roadway. Mr. Martin states that the purpose of the nomination is to memorialize the history of this roadway. Discussion. No other members of the public wished to be heard.

Mr. Adriance reads the resolution. He then describes the process going forward, including any changes to the nomination. He states that if the Mayor and Council accept it, it will be forwarded to the Planning Board which will hold a hearing and allow the opportunity for the public to speak, and then it will return to the Mayor and Council for a hearing where the public will again have the opportunity to speak. Ms. Heymann asks that a modern map be included in the nomination report that shows which parts of the roadway are outside of Closter, which are walkable, etc. Mr. Adriance further proposes additional language for the resolution making it specific to Closter only. Ms. Bouton-Goldberg states that since there has been publicity regarding Blanch Avenue, more information has come forward about Blanch Avenue that she wishes to add it to the report. Additionally Dr. Arthur Goldberg has requested of Ms. Bouton-Goldberg that more information that he will provide be added to the report. Mr. Adriance states that the report can be amended in the future, even if a vote is taken tonight by the Commission tonight; there is no specific timeline requirement for submitting the designation report to the council. Mr. Tobia mentions history of the Bronze Factory.

Mssrs. Anthony and Mark Lupardi state that the Bronze Factory is on Herbert Avenue, and that the Rose business was not located on Blanch Avenue. Discussion about the airfield and whether it was located in Norwood. Discussion about why Hickory Lane was never designated. Ms. Heymann speaks of Arthur Goldberg's argument that property taken over by private landowners in the past was in fact Borough property.

Public Comment: Terri Delyon, 68 Blanch Avenue, Mr. Mark Lupardi and Mr. Tony Lupardi object to the designation. Michael Laudenback, 60 Blanch Avenue sees no need to go forward with the designation.

Mr. Martin makes a motion to adjourn and carry the matter so that further material can be included in the report and so that the resolution can be edited. Mr. Tobia seconds the motion. Mr. Hennessey suggests that a Google Earth map be included in the report. Unanimous approval to adjourn and carry. Mr. Adriance asks the public present if they would be more favorably inclined if we added language specifically stating that no impact would be incumbent upon property owners along Blanch Avenue. The consensus of the public was "yes." Further discussion. Mr. Adriance proposes that language specifically stating that no individual private properties will be affected by this process be added to the report and resolution. Ms. Rothschild moved to adjourn this hearing, Ms. McTigue seconded and the Commission approved, at 9:15 p.m.

H. Old Business

1. Reports on active future proposals for designation
   A. Nagel/Auryansen Cemetery – Mr Adriance reports that it looks fine
   B. High Street District – on going research being conducted; no report
   C. G. Trautwein-Haring Area – no report
   D. Blanch Avenue -see above
   E. MacBain Farmhouse – no report
   F. Hickory Lane – Ms. Heymann suggests that public sentiment on Hickory Lane might be favorable at the present time for a renewed effort at historic designation of Hickory Lane.

I. Liaison Reports

1. **Council** – Mr. Hennessy has no further report.
2. **Planning Board** – the HPC welcomes Ms. Heymann as liaison from the Planning Board. The role of "Associate" member without voting authorit is proposed. Mr. Adriance will petition the mayor and council to change the ordinance to allow for two associate members – to allow a young person – who can fully participate in the discussion but not vote. Discussion. This matter will be taken up again next month.

4 Brief reports on topics related to historic preservation *only – no reports*

J. New Business

1 **Lustron House** –Mike Pisano 44 Columbus Avenue: Mr. Pisano reports that he appeared before the mayor and council and met with Mayor Glidden and the Borough Administrator Jonathon DeJoseph last week regarding his proposed lease agreement to become the caretaker of the Lustron house. He states that Mr. Hennnessey is working on getting the utilities restored as well as asking the DPW to remove overgrown shrubbery. Ms. Rubenfeld-Waldron asks if Mr. Pisano is allowed in the house prior to a formal agreement. He indicates that he cannot be on the property until an agreement is in place. They are working out the details with regard to tenant's insurance. Mr. Lenander asks about the Dedication by Rider. Ms. Rothschild provided a letter to the Borough Administrator to submit to the Department of Community Affairs. Mr. Hennessey reports that Open Space funds in the amount of $10,000 will be allocated to restore utilities and to inspect the furnace. Mr. Hennessey met with an electrical contractor there. The electrician recommends that the electrical service come in underground in the future toward the front of the Lustron house, near the breezeway. The meter pan and electrical disconnect would be near the kitchen window, running vertically. Discussion. Mr. Tobia offers to meet there to determine the best route. Discussion about landscaping, trees.

2. **Closter Hall of Fame** – Ms. McTigue reports that approximately 350 people attended, according to Irene Stella's estimate. Joel put on an incredible concert; the refreshments were wonderful, Orlando Tobia baked his famous cookies, people flew in from other areas in the country to attend, and many personal connections were re-established. Mr. Zelnik states that this is another "face" of the Historic Preservation Commission for the public to see. There was an article in the (Bergen) Record (sports page 2) today about Charlie McGill. There will be an article today in the Northern Valley Press. Mayor and Council offered $250 to help cover expenses, Edens corporation (developer of Closter Plaza) offered the same amount. In addition, Ms. McTigue raised $25 from several individual businesses. Don Farrell videotaped each honoree. Those films, as well as digital copies of the hall of fame info., will be available to be viewed online. Each honoree gave a short 1 – 2 minute speech. She suggests the videotape run with a set of headphones near the Wall of Fame in the future, and that the video be available to the public.

3. **Closter Historic Society update** – Susan McTigue – will set a meeting soon.

4. **Talks with Toby** – Susan McTigue – Orlando is happy to continue.

5. Closter Plaza Sign – Ms. Rubenfeld-Waldron will send an email to Mr. Adriance with contact information fort the Edens Corporation. Mr. Adriance suggests finding the original letter. Jayne states that she spoke to some of the principals of the new Closter Plaza and she says that they are willing to speak and meet with us. She states that the opportunity should not be lost.

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

K. Adjournment: Motion to adjourn was made by Ms. Rothschild, seconded by Mr. Lenander. 9:58 p.m.