

**MINUTES**  
**CLOSTER HISTORIC PRESERVATION COMMISSION**  
**MONDAY, August 22<sup>nd</sup>, 2016**  
**8:00 PM**

**A. Call to order at 8 p.m.** – Statement of Open Public Meetings Act by Mr. Adriance

**B. Pledge of Allegiance**

**C. Attendance**

**PRESENT:** Tim Adriance, Jennifer Rothschild, Bobbie Bouton-Goldberg, Jayne Rubenfeld-Waldron, Orlando Tobia, Erik Lenander, William J. Martin, Brian Stabile (Council Liaison), Sophie Heymann (Planning Board Liaison)

**ABSENT:** Joel Zelnik, Susan McTigue

**D. Minutes- July 2016:** Motion by Erik Lenander, seconded by William Martin, to approve the July 2016 minutes Unanimous approval.

**E. Open to Public: None Present**

**F. Correspondence:** Separate sheet. **Incoming:** Bergen County History Grant Program; **Outgoing:** From Mr. Adriance, Chair to Leonard Sinowitz, Zoning Officer. Mr. Adriance gives the background regarding his letter that lists all of the landmarked properties in Closter.

Discussion. Discussion about the former Congregational Church property.

Proposed letter regarding the Closter Plaza Sign: Bill Martin wrote a new letter regarding preservation of the Closter Plaza Sign. This can be sent to the Mayor and Council, Planning Board, and Developer. Motion by Ms. Rothschild, seconded by Mr. Lenander to send this letter.

**G. Old Business**

1. Active future proposals for designation

A. Nagel/Auryansen Cemetery – no report

B. High Street District – letter to homeowners; slideshow: Discussion about how and when to proceed. Mr. Martin describes the manner in which he is putting together the slideshow; Jennifer suggests firming up the letter to homeowners and doing the scheduling of this event at the September meeting

C. G. Trautwein-Haring Area – no report

D. MacBain Farmhouse-draft nomination report circulated. Ms. Bouton-Goldberg will make revisions etc. Ms. Rothschild states that accurate, current photos of all sides of the MacBain farmhouse need to be taken when the trees have lost their foliage. These need to be a part of the nomination report, since preservation begins on the date that the property is designated, so current photos, rather than historic ones, need to be a part of every nomination report.

2. Hickory Lane – status report? Mr. Adriance requests information be sent to him. The nomination report for Hickory Lane was received by the Mayor and Council in December, 2014. At the December 1<sup>st</sup> HPC meeting, a motion was made to send to Mayor and Council the letter with the nomination report. This letter was dated December 3, 2014

3. Blanch Avenue – request signage from council. Mr. Adriance requests that information be sent to him.

## **H. Liaison Reports**

1. **Council:** Brian Stabile reports that lightning struck the Borough Hall via the cell tower, with resulting IT problems including loss of data and loss of hard drive. New hires in the DPW should help out with the work at the Lustron house. Report on caretaker contract and issue of the RFP language. 60 days had passed since the issuance of the RFP, so no decision was made about the caretaker contract. Ms. Rothschild explains about RFP/RFQ: the new language will ask for people familiar with paint, removal of paint, treatment of surfaces, repair work, roof work, basic maintenance, etc. Discussion. A comparison is made regarding Ken's Tree Care's contract with the Borough, as well as the contract for the MacBain Farm. Discussion about language in the RFQ, continued: "Caretaker:" doing normal maintenance that a homeowner would perform on the property without making any alterations or improvements to the structure: raking, mowing, shoveling snow, alerting the Borough to major structural issues and arranging for repairs  
Qualifications: Expertise in home repairs, knowledge of the workings of all utilities, knowledge of materials used for removal of paint on porcelain-enameled surfaces, cleaning of porcelain-enameled surfaces, removal of rust, painting of porcelain-enameled surfaces, painting of all types of surfaces, experience with various types of coatings on metal surfaces. Experience with linoleum and removal of linoleum. Knowledge and appreciation of mid-Century design and respect for the historic status of the house. Discussion. Mr. Tobia suggests taking extensive "before" photos of the house on the interior and the exterior. "House should be kept the way it is so that future generations can appreciate how it was and ensure that it will remain."  
"Respect and a willingness to work with the Historic Preservation Commission and according to the preservation plan. Experience in the handling of certain materials, such as cleaning solvents, stripping agents. Show examples completed projects that have/show such knowledge and the mastery of coating, paints and primers. Mr. Tobia: there should be an inspection every six months. Discussion about gas installation. PSE&G prefers to run from Durie Avenue with their new high-pressure lines. Mr. Adriance explains the discussions that he has been having with PSEG and the Closter DPW. Mr. Martin explains that it's because of the draw required for generators that the high pressure lines are now required. The original gas line came off Legion Place and it was low-pressure. Mr. Adriance called the PSEG official, Robert DeFeo. Mr. Adriance and he met with Bill Dahle and Robert DeFeo. Mr. Adriance explained the state/national register status of the Lustron House. As such the Borough is constrained to follow all of the dictates and requirements associated with those listings; the house is protected from governmental actions that would harm or alter the historic house. The former gas meter was in utility room. As such, the gas meter is part of the architectural history of the house. The meter needs to go back there because it's part of the historic structure of the house. Response: the pipe is currently underneath a structure, either the house itself or a breezeway. PSE&G can't run a gas line under a structure under the present guidelines. The pipe was disconnected at the street at the time the demolition permit was pulled. Ms. Heymann notes that gas was only brought to Closter in 1955. The plan: the gas line is going to come in off Legion Place and cut across the northern edge of the property line. It will meet the NW corner of the back of the garage and come along behind the garage when it gets to flagstone pathway by the breezeway toward the back of the house, gas will come to back doorway and will enter the house through the same hole in the wall that already exists. A new meter will be placed inside of the house. The work order

is in for PSE&G. The fee will be waived because it's a borough property. Bill Dahle of the DPW will contact local plumbers to make certain that the installation is successful. The work should take place before cold weather becomes an issue with the water pipes. Discussion about the re-installation of the electrical service. Ms. Heymann speaks about the problems with the Lustron. She revisits the issue of the grant for the preservation plan. She urges that the RFP be sent out now so that an architect is selected to do the work. Mr. Stabile will check regarding whether the RFP can be published before the grant money is made available. Discussion. Mr. Lenander points out that RFP's expire.

**I. New Business**

1. Lustron House – see above
2. “In Service” education/lecture for CLG credit – schedule High Street slideshow – see above
3. Continuing Education – report all classes and lectures attended to Jayne
3. Talks with Toby - no report

**J. Other**

1. HPC Coordinator Position (Rose Mitchell) Mr. Stabile cautions that personnel matters should be confined to closed session council meetings.
2. Westervelt House in Cresskill: Tim discusses the house in Cresskill: the Benjamin Westervelt House is in danger of being demolished. The HPC in Cresskill has been disbanded. The house is a listed resource. Tim asks if anyone knows anyone in Cresskill. The list is online on the Cresskill e-code.
3. Zoning permit application for a fence – 125 Old Closter Dock Road, which is within the West Street/Harrington Avenue Historic District. Mr. Adriance explains that new fences do require a review. A fence is a minor review, however, so the chairman or a designated person or committee can review this application, rather than holding a full hearing before the entire Commission. Mr. Adriance requested that the application be put into our packets since we were meeting tonight (application came in on Friday). The fence has already been built. Mr. Adriance points out that a deck was constructed off the back of the house in the past, without HPC review. Mr. Martin asks that a new survey be done for this property. Discussion. Mr. Adriance will approach the building department. Ms. Rothschild recommends referencing the Design Guidelines (available online) and states that the COA (certificate of appropriateness) application form is also on the HPC website.
4. Village School Designation: Ms. Rothschild states that it was proposed to be in the High Street Historic District. Discussion Ms. Rothschild asks about the language in the ZBA resolution of approval and whether it incorporates preservation of the façade of the building.

**K. Adjournment** Ms. Rubenfeld-Waldron makes the motion and Ms. Bouton-Goldberg seconds, to adjourn at 10:30.