

**HISTORIC PRESERVATION COMMISSION
BOROUGH OF CLOSTER, NEW JERSEY**

(unapproved) MINUTES OF THE REGULAR MONTHLY MEETING

Monday, February 23, 2009, 8:00 p.m.

I. Mr. Douglas Radick, Chairman, called the Regular Monthly Meeting of the Historic Preservation Commission of the Borough of Closter, New Jersey held on Monday February 23rd in the municipal chambers of the Borough Hall to order at 8:10 p.m. He stated that the meeting was being held in compliance with the provisions of the Open Public Meetings Act of the State of New Jersey.

II. Mr. Radick invited all persons present to join the Board members in reciting the Pledge of Allegiance.

III. The following Board members and liaisons were present at the meeting:

Doug Radick

Irene Stella

Jennifer Rothschild (left at 9:05)

Bobbie Bouton Goldberg

Wilson Reimers

Grisha Davida

Orlando Tobia (8:10) Welcomed to the Commission with introductions.

John Kashwick, Council Liaison (8:05)

Andy Ouzoonian, Planning Board Liaison

Absent: Jayne Rubinfeld-Waldron

IV. MINUTES: Minutes of January 2008 adopted MSC Stella, Bouton w/ correction: noting Wilson Reimers present.

V. MEETING OPEN TO THE PUBLIC RE: MATTERS NOT ON THE AGENDA: No public present

VI. Correspondence:

A. Incoming: advertisement B. Outgoing: letter to Council, etc. re nomination + resolution

VII. REPORTS. Master Plan Reexamination Report: Another hearing will be held by Planning Board in March.

AWARDS SUBCOMMITTEE: Jayne Rubinfeld-Waldron: absent. Urso house (250 West) and Cochran house (295 Harrison) will be nominated. Mr. Radick has written up nomination reports, which are almost complete. Need to complete documentation by March 6th to meet deadline.

VIII. LIASON REPORTS:

PLANNING BD. Mr. Andy Ouzoonian: Master Plan Reexamination Report: Another hearing will be held by Planning Board in March.

COUNCIL: Mr. Kashwick: Borough still needs to operate, so there shouldn't be any excuse not to pay for a book. Discussion about how the "administration" is going to handle the budget. There is a temporary budget of 25% of the previous year's budget (\$4500), so the amount available to us right now should be \$1125.00. MSC Rothschild, Bouton-Goldberg to send a letter to the mayor and council requesting clarification of the budget and asking for a written explanation of the procedure for getting reimbursed. Rothschild discusses. Four (Rothschild, Stella, Radick and Bouton-Goldberg) in favor, Reimers and Davida against. Davida suggests that a roundtable discussion be done in order to convey to the mayor the benefits of a historic district, because we haven't done enough to convince her. Wilson states that the mayor has said that we shouldn't "bite off more than we can chew." Mr. Davida suggests a

meeting with the mayor. Ms. Stella feels that the residents aren't "ready" for the District and that the attorney has suggested, as well as Kevin Tremble of Tenafly, that a "head count" needs to be done as to determine which residents are in favor. Small meetings could be held, less than a quorum of Commissioners present. Ms. Stella has marked up the brochure to show which residents she believes are in favor of the District. Mr. Radick states that there are seven rental properties and two churches that we don't know about; 3 or 4 negatives and two leaning. Discussion of how the Durie Avenue District failed. Mr. Davida reiterates that we haven't "sold" the mayor. Stella states that the m+c would likely vote for it, but asks "shouldn't we do more?" She suggests that a letter or card should go out to absentee owners asking them for their opinion. MSC Stella, Rothschild to postpone (table) designation March 23rd hearing in order to give time to further communicate with property owners. Further discussion. Vote: 6 in favor; one abstained (Davida). Discussion about whether we need to include a complete, bound printout of Design Guidelines with the notification letter and what effect that might have on the property owners. Ms. Bouton-Goldberg states that we should talk to the mayor and talk to the neighbors. Mr. Tobia asks who opposes, the people who own the homes? He asks about what restrictions are then placed on the house because of designation. Discussion about dynamics of redevelopment; size of lots, etc. Mr. Ouzonian asks if a "carrot" can be placed, such as tax credits, to make the process more appealing – could the council do this? Mr. Kashwick states that the local council can't change the tax rate for a small subgroup of properties; only the state can do that. Discussion about rental properties and whether to send out a letter to these property owners regarding federal tax credits. Mr. Tobia states that then we would primarily then be concerned with people who live in the houses and not the absentee landlords. Discussion of which houses are multi-family. Discussion of what the attorney advised as per Jennifer's notes which were e-mailed out to everyone after the meeting with him. The property owners presumed to be in favor of the District thus far are: Kirkegaard, Jovine, Cochran, Radick, Lobosco, Urso, and Cahill. Bradbury/Kelly are also supportive, but have questions and concerns. Mr. Davida suggested that P.R. could be done, e.g. a news article interviewing someone regarding his/her feelings about the District. Ms. Bouton-Goldberg suggested that the interview be with the Jovine's, since they are positive in this regard. Ms. Bouron-Goldberg and Mr. Davida will speak with the Kirkegaards and get the information to the reporter at the Record (Serdar Tumgoren).

ZONING: Jennifer Rothschild: No Report. There is nothing pending before the Zoning Board regarding any designated historic properties or properties within our proposed District.

ENVIRONMENTAL: Bobbie Bouton-Goldberg: spoke with the environmental commission about historic sign for trails. The "Trotting track" is part of the white trail – a circle – which would be a good place to do research for a sign. Someone here in Closter had trotters; Mr. Tobia has a picture of this. According to Mr. Tobia, the ballfield at the high school (in Demarest) was where the horses raced.

IMPROVEMENT: Irene Stella: More discussion of the revision of the sign ordinance. Discussion about neon signs, hours when signs can be lighted, and lack of enforcement of the sign ordinance.

IX. OLD BUSINESS

- A. WEST ST./HARRINGTON AVE. DISTRICT (see above and below)
- B. CLG Report: Jayne Rubinfeld-Waldron: absent; no report.

X. NEW BUSINESS:

A. Designation Hearing Date: Posponed. Ms. Bouton-Goldberg will continue doing research on deeds asks how we could be doing this w/re the neighbors; Ms. Stella will research tax credits and draft a letter to the property owners. Mr. Radick will call Kathi Cochran to determine whether or not she supports the designation of the District. Ms. Stella will call Ms. Sullivan and Mrs. Cahill.

B. Decorative Historic Street Signs: Ms. Bouton-Goldberg inquires whether these have been ordered yet. Ms. Stella states that they have not. Ms. Bouton-Goldberg suggests that the sooner this is done, the better. Stella would like to take a few minutes after the meeting to meet with Doug and Wilson to discuss aesthetic details. Discussion of poles and other details such as color. Poles cost \$200. Each (4 ten foot poles = \$1100; two at Harrington Avenue. One at High St. and one at Old Closter Dock. Further discussion of details. Will place the order for \$3800.00. The DPW will install it all. Bill Dahl and Chief Berrian are in favor of it. Discussion of using the term "historic district" when it's not yet designated. Ms. Stella states that it's been called a historic district since 1982 when Bergen County did the Sites Survey.

C. Ms. Stella asks for help with a request from the Suburbanite for old photos, for their 50-year anniversary special edition. Mr. Tobia states that he can help.

D. Ms. Stella reports that she and Ms. Rothschild walked the District on Saturday, February 21, to give out the house photos that had been on display in the library exhibit. Only six homeowners opened their doors to us, but those who did were very positive about the exhibit and the neighborhood. Due to the small number of people who opened their doors, it is thought that the formal notification required for the designation hearing be accomplished via certified mail, rather than personal delivery.

XI. ADJOURNMENT: MSC Bouton-Goldberg, Reimers to adjourn at 9:30 p.m.

Respectfully submitted, JHR

Addendum: List of motions passed at the February meeting (MSC means Motion Seconded and Carried):

MSC Rothschild, Bouton-Goldberg: to send a letter to the mayor and council requesting clarification of the budget and asking for a written explanation of the procedure for getting reimbursed.

MSC Stella, Rothschild to postpone (table) designation March 23rd hearing in order to give time to further communicate with property owners

PLANS OTHERWISE MADE BY COMMISSIONERS DURING THE MEETING:

Ms. Bouton-Goldberg and Mr. Davida will speak with the Kirkegaards and get the information to the reporter at the Record (Serdar Tumgoren).

Ms. Bouton-Goldberg will continue doing research on deeds

Ms. Stella will research tax credits and draft a letter to the property owners.

Mr. Radick will call Kathi Cochran to determine whether or not she supports the designation of the District. Ms. Stella will call Ms. Sullivan and Mrs. Cahill to determine same.

Ms. Stella will place the order for the historic street signs, to be paid for out of Open Space funds allocated for that purpose.