

**HISTORIC PRESERVATION COMMISSION
BOROUGH OF CLOSTER, NEW JERSEY
MINUTES OF THE REGULAR MONTHLY MEETING**

Monday, June 22, 2009, 8:01 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 June 22, 2009 in the municipal chambers of the Borough Hall to order at 8:01 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
Jayne Rubenfeld Waldron
Bobbie Bouton Goldberg
Grisha Davida (8:10)
Orlando Tobia
Tim Adriance
Andy Ouzoonian, Planning Board Liaison
John Kashwick, Council Liaison (8:20)

Absent none

MINUTES: Minutes of May, 2009 adopted MSC Stella, Rubenfeld.

MEETING OPEN TO THE PUBLIC RE: MATTERS NOT ON THE AGENDA: Tim Adriance, Mary Mayer on the issue of tree removal in the Auryansen Cemetery and Borough Right of Way leading to cemetery on Susan Drive. Mr. Adriance recaps the use of the easement by the Swatek family on Hickory Lane (Doremus house) during the construction of their pool, noting that this easement right of way has been used and misused for years; e.g. tree companies dumping wood chips in Brooks property at end of right of way and near entrance of the cemetery. Discussion of old 18th C road. Development along Susan Drive co-incidental with construction of PIP, dirt from western and NW and N side of cemetery are steeper and 1740 entrance was obliterated in the process. Right of way of 25 feet in width was created at that time (construction of PIP in the 1950's). Planning Board allowed developer to redevelop this property at that time. Sheet 21 of Closter tax map: 25 by 102.3 feet From 42 Susan Drive to the West to the edge of Eastern property is the borough-owned right of way. Entrance off of Hickory Lane is delineated in a deed (5/18/1867) when Auryansen (John) sold to Martha Anne Neale_) Bk 0-6 p. 566 as a right of way deeded to the Auryansen family. Property belongs to the Brooks. Auryansen family gave permission for the recent use of the right of way by the Swatek family. Discussion of tree removal by Swateks and how it does not violate boro ordinance ch. 181. Discussion of historic resource (cemetery) as per Sec'y of the Interior standards. Mr. Adriance shows photos from 1906 taken by Everett Auryansen. There were no trees there at that time. Historically, restoring the cemetery would entail tree removal. Discussion of tree removal ordinance. The problem with the northern cemetery tree removal is that the Siegel's did not seek permission from the Auryansen family. This is disconcerting – three large trees were removed without permission from the family. However, the Adriance family is happy that the trees are removed, but it is troubling that he proceeded without permission or notification, because gravestones could have been damaged. Mr. Adriance chooses not to take any legal action regarding the Siegel tree removal, as he does not wish to create enemies with any of the surrounding neighbors. The usurpation of the borough right of way for the neighbor's purpose is another matter. Historically, for the last 50 years, there was a tree-canopied entrance to the cemetery from Susan Drive. That swath of land was created as a right of way for

a specific purpose - as an accessway for the general public. Mr. Siegel has taken the historic viewshed of the cemetery and incorporated it into his landscaping scheme. The penalty section of the ordinance starts with "may" rather than "shall," so it will be up to the borough council and attorney as to how to proceed. Mary Mayer from the Environmental Commission ("EC") speaks about how the EC became involved. She has the same understanding of the situation and is concerned only with the northern aspect of the cemetery. The EC will deal with misuse of borough properties. The EC wants to make a statement, not only about this situation, but about any lands in the borough of Closter. It is clear that the right-of-way is damaged. Beyond the removal of saplings and trees, these homeowners have planted barberry, which is very invasive. Mary Mayer has filled out a complaint form with the Construction Code official, asking him to investigate the situation. Discussion about how the construction code official will proceed. Mary Mayer reads the complaint that she filed today with the Construction Office for the EC. Discussion about who should contact the M+C. It was decided that the HPC has the duty to protect historic resources. Discussion. Ms. Stella relates that she had spoken with Mr. Siegel about the trees. MSC Stella, Rubenfeld-Waldron that the HPC write a letter to the M+C. Mr. Adriance cites our enabling legislation as giving the Commission responsibility. Discussion about designation of cemetery, local vs. federal. Discussion about having long-range plans for the cemetery.

April 25, 2010 will be Closter's 300th anniversary when 1st Naugle purchased land in Closter (1710)

Mr. and Mrs. Joseph Miele of 639 Piermont Road, the Parsells house "Lone Star Tavern." The Mielees are considering an addition to that house. Doug Radick is the architect. Mr. Radick discusses their plans and shows blueprints. Mr. Radick recuses himself from the proceeding. MSC Rothschild, Bouton-Goldberg that Mr. Radick continue to present his plans from the dais rather than moving to a table a few feet away. Reference to the site plan. A one-acre lot across from High Street. Will need no variances. Discussion of plans. Proposal to put in a kitchen, a dumb-waiter . . . will be a story and one-half. The addition on the front of the house was done in 1870. Elevation shows the view from the south side of the structure. Mr. Davida discusses the original location of the kitchen. There is no view directly from the front of the house of the addition. Obliquely, from north or south on Piermont one could see this addition. Mr. Adriance states that the viewshed from the public way is controlled by the Historic Commission. Page A-3 shows the second floor, not a full-height addition. A bilko dooe will be in the very back. Page A-5 shows the north side elevation. A stair w/landing and shed roof is on that side. Mr. Miele notes that the back stone wall will be visible in the interior. The intent is to use same materials. Discussion about creating a false sense of historicity if the addition is too similar to the original. Mr. Adriance notes that the basic concept complements the house. With regard to the historic house, one has to follow the Sec'y of the Interior guidelines for renovation. It's not preferred to match things perfectly, but one who studies architecture will know the difference and will not be deceived. Discussion of details of the building plans. Mr. Adriance suggests a row of eyebrow windows on the south elevation or something else, like a full-size window. Question as to whether eyebrow windows were done in the 18th C. Mr. Adriance notes that they were done in 1830.. Mr. Miele notes that there was a wing on the eastern side in the past that was taken down. Mr. Adriance states that it was likely similar to the wing on the Auryansen (Davida) house or on the DeClark house - not a story and one-half, smaller. Mr. Davida asks where the mechanicals will go. Mr. Radick states it's on pg. A-1 on the northern side of the house. Mr. Adriance discusses the type of the AC system that would allow a remote location of the unit. Ms. Rothschild inquires whether a vote is in order for a C/A. A certificate of appropriateness form is handed to Mr. Radick. Further discussion between Mr. Radick and Mr. Adriance regarding architectural details proposed. Mr. Tobia discusses the history of the site and suggests that Mr. Radick look at the Auryansen house for details. Ms. Rubenfeld-Waldron asks where the dining area will be. This drawing will be construed as a residence. Mr. Radick asks about the procedure. MSC Rothschild, Bouton-Goldberg to preliminarily approve these plans, pending receipt of completed c/a form. Unanimous approval. Mr. Miele will return on July 27th.

Correspondence: A. Incoming: Letter from Loretta Castano regarding commission member roster. Returned questionnaire. Technical brief on freshwater wetlands protection act and cultural resources. Outgoing: Notification letters to proposed district homeowners; letters regarding delay in designation. MSC Stella, Rubenfeld to hold designation hearing on Monday, August 3, 2009 pending availability of the room. Ms. Rothschild will contact the borough clerk to inquire about availability of this room and

availability of Rose Mitchell for August 3rd. Mr. Radick states that he will be responsible for the newspaper publication of this hearing.

Resolution amended and adopted. MSC Stella, Rothschild to send a letter to the M+C with new resolution noting the new designation date.

VII. REPORTS.

HISTORIC STREET SIGNS: Ms. Stella notes that a sign should be arriving next week, and that she will submit paperwork to the administration for use of open space funds.

CEMETERY UPDATE: Discussion regarding estimates for cemetery cleanup and maintenance. Three estimates were obtained: Joe Ulrich of Palisades Tree Service; Susan Boudet of S.L. Boudet Landscaping; and AG Flores Landscaping. Discussion about methodology and prices. Mr. Adriance feels that leaving the debris on the ground would make it difficult to walk through the cemetery. He has gone in with a 20" mower to chop everything up into small pieces. Discussion about Sassafras and how to mow and how to protect stones. Flagging each headstone and footstone would be desirable. Mr. Davida volunteers to the cemetery and mow it. MSC Radick, Rothschild that Mr. Davida undertake the cemetery maintenance. Mr. Adriance suggests that the Susan Drive entrance be changed from grass to another material that would not require mowing. Discussion about key availability from Police Department. Suggestion that a log be kept at the police sta. recording who takes the key.

VIII. LIASON REPORTS:

PLANNING BD. Mr. Andy Ouzoonian: Report on the Closter Plaza renovation. There is a signage plan submitted. Discussion about the plans. Ms. Bouton Goldberg asks about the EC input. Public meeting will be at the end of July or in August. Appurtenances on buildings can exceed the boro building height. The improvement commission (Eric Mattes) gave input as well. Mr. Ouzoonian notes that there will be more parking in the back as well as more space for truck loading. He expresses a concern that it is not pedestrian-friendly. Discussion.

Ms. Rothschild distributes letter from Ron Emrich to the Planning Board regarding the Lustron House. Ms. Rothschild states that the Planning Board has not yet received the application from Mr. Schmidt. See Old Business for more discussion about Lustron.

COUNCIL: Mr. Kashwick: Budget approved for \$6500.00. Next year the remainder of West St. will be resurfaced with curbing.

ZONING: Jennifer Rothschild: No report.

ENVIRONMENTAL: Bobbie Bouton-Goldberg: No report.

IMPROVEMENT: Irene Stella: Sign ordinance being developed.

IX. OLD BUSINESS:

LUSTRON: Ms. Stella suggests that a Bergen Cty. grant be pursued for a feasibility study for what to do with the Lustron. Discussion about other historic homes receiving assistance from the borough, such as One County Road and Parsells house on Piermont Road. Mr. Kashwick notes municipal open space trust fund. The lot exists in a flood plain near the head of the trail system and near a C-1 stream. Estimating a price of \$400K, then the town could give half. Mr. Adriance discusses likelihood of obtaining Bergen Cty. grant – not likely due to competition for grants. Usually they fund bricks and mortar, but not outright purchase of the property. Mr. Adriance suggests a deed restriction; having the Borough purchase it outright, place deed restriction, and then re-sell it so that it is a ratable. Discussion. Mr. Adriance questions whether the Lustron should be moved. Ms. Stella relates history of Mr. Hess' building of the Lustron and why it came to Closter. Mr. Adriance states that this house tells the story of post-War Closter. Options are to have the boro purchase it outright, get the Planning Board to support the application, and worst: throw it away or relocate it. Mr. Radick suggests that a letter be sent to the Planning Board from the Commission.

WEST ST./HARRINGTON AVE. DISTRICT: Rothschild reports conversation and e-mail from attorney. See above for further discussion.

X. NEW BUSINESS:

REPORT ON TIME SPENT BY ROSE MITCHELL FOR COMMISSION WORK: Preparation of materials for our meeting tonight. Phone discussions about newspaper publication. Assistance with certified mailing to District property owners. Copying and collating for Jayne Rubenfeld-Waldron of articles about the merits of district designation; handed out at Jovine garden meeting.

XI. ADJOURNMENT: MSC Stella, Rothschild to adjourn at 10:00 p.m. Respectfully submitted, JHR

Addendum: List of motions passed at the June meeting:

MSC Stella, Rubenfeld-Waldron to accept May minutes.

MSC Stella, Rubenfeld-Waldron that the HPC end a letter to the Mayor and Council regarding the tree removal at the Susan Drive side of the historic Naugle/Auryansen cemetery. Mr. Radick states that he will write this letter.

MSC Rothschild, Bouton-Goldberg to preliminarily approve the apparent certificate of appropriateness application submitted by Doug Radick for Joe and Gloria Miele, pending the submission of a completed certificate of appropriateness form. Mr. Radick will complete and submit the c/a form.

MSC Stella, Rothschild to send a new letter to the mayor and council announcing our designation hearing date and include an updated resolution. Ms. Rothschild will write the above for Ms. Stella's signature.

MSC Radick, Rothschild that Mr. Davida undertake the cemetery maintenance as offered.

MSC Stella, Rothschild to adjourn at 10 p.m.

Plans otherwise made by the Commission at the June meeting:

Mr. Davida offered to do the cemetery maintenance and rototill the property. Ms. Stella suggested that a feasibility study grant be obtained from the County regarding use of the Lustron house. Mr. Radick suggested that the HPC write a letter to the Planning Board regarding the importance of the Harold Hess Lustron house. Long-range plans for maintenance and public use of the cemetery need to be developed.

NEXT REGULAR MEETING: Monday, July 27th, 2009 at 8 p.m.

DESIGNATION HEARING AND SPECIAL MEETING: Monday, August 3rd at 8 p.m.

Respectfully submitted,
Jennifer Rothschild
Secretary

