



MINUTES APPROVED AT APRIL 6, 2006 MEETING

THPC Minutes of February 24, 2006

Introduction

The special meeting of the Tenafly Historic Preservation Commission was held on Friday, February 24, 2006 in the Council Chambers, 100 Riveredge Road, Tenafly, New Jersey. Chairperson Merino called the meeting to order at 6:00 pm and read the Open Public Meeting Notice P.L. 1975, Chap. 231 NJSA 10:4-6.

Roll Call

Present: Bruce Baker, Donald Merino, Eric Nelsen, Kevin Tremble, David Wall, Rita Heller.

Absent: Council Liaison Bobby Thompson.

Approval of Minutes

There were no minutes approved at this meeting.

Public Comments

There were no public comments at this meeting.

Correspondence

Mr. Merino noted that Mr. Nelsen was mentioned in the Suburbanite as the Historical Interpreter for the Palisades Interstate Park. He also said there was an article in The Record about the progress of the Roosevelt Monument and that it would be a good item to include in the newsletter.

Mr. Nelsen said he and Mr. Baker were working with Brian Moscatello at the Nature Center for the 30th anniversary celebration of Lost Brook Preserve, set for Sunday April 30 at 1:30 PM. He will keep the Commission up to date on the planning.

Certificates of Appropriateness

There were no Certificates of Appropriateness at this meeting.

Old Business

Mr. Merino reported that Mr. McClure said the issue of the Cotswold statue would be going to Superior Court. Mr. Wall inquired as to whether the attorney had done research on the Certificate of Appropriateness issue regarding the Cotswold statue. Mr. Tremble reported that this case would be by-passing municipal court and suggested adding this to the agenda for next week's regular meeting to allow for further discussion.

New Business:

1. Nominations for new historic districts:

Mr. Merino opened the floor to the Commission members for their nominations for the designation of new historic districts.

Ms. Heller nominated Knickerbocker Road, particularly for its signature property of 53 Knickerbocker Road. 53 Knickerbocker Road was built by the Mackay family and currently occupies 6½ acres of land. Ms. Heller noted that the potential loss of this property would mean dramatic changes for Tenaflly and the west side of town. There are also important homes to the north and south and two to the east, and 68 Knickerbocker Road, which is Osmer's home. The Mackay estate garage was recently restored as a residence and was on the market last summer; its current address is 30 Malcolm Court. The Mackay estate is currently in the hands of the Evelyn Clyman Trust.

Mr. Baker nominated the railroad station area, particularly the stores across from the railroad station. This area is marked at the Railroad Avenue Historic District D6 in the Master Plan. It was noted that this area was previously voted on by the Mayor and Council and not approved. There is a belief there may be more support for designating the area at this time.

Mr. Nelsen nominated the Old Smith Village area, noting there is one new house there already and that this area represents quintessential Tenaflly.

Mr. Tremble nominated a Women's Rights Way, connecting the railroad station and the Stanton House. He also suggested the old Valley Hotel, currently Charlie Brown's, which may have been the site of voting in the 1880's. There may be a new collection of unknown resources, including some things from the Stanton Anthony papers from Rutgers. This could possibly be included in a women's leadership thematic nomination, including the women writers from Magnolia Ave. He noted a possibility for a non-contiguous women's heritage district, including the Elizabeth Cady Stanton house and Dr. Apgar's house.

Mr. Merino nominated the North Brae Court area, D3 on the Bergen County Historic

Sites Survey for the Borough of Tenafly.

Mr. Tremble also suggested considering scenic areas, including historic landscapes and individual landmark listings.

Each of the nominated areas was then given three numerical ratings: the research that will need to be performed on the district (1-5, 1 for the least and 5 for the most research needed), the heritage significance of the district (1-5, 1 for the most significant and 5 for the least significant), and the negative impact of not nominating the district (1-5, 1 for strong negative impact and 5 for least negative impact.)

	<i>Research Needed</i>	<i>Heritage Significance</i>	<i>Impact</i>
Knickerbocker Road	3	2	1
Railroad Station	1	1	1.5
Old Smith Village	2	2	2
Women's Rights Way	4.5	1	3.5
Women's Leadership	5	3	4
North Brae Court	3.5	3	2
Scenic Areas			
Individual Listings			

Ms. Heller noted that the Railroad district is unique because there is only one downtown area.

Mr. Merino directed each Commission member to vote for which district they would like to see done first (5) through which they think is least important (1).

	<i>Knickerbocker</i>	<i>Railroad</i>	<i>Women's</i>	<i>Old Smith</i>	<i>North Brae Court</i>
Bruce	4	5	3	2	1
Rita	5	4	3	2	1
Eric	4	5	3	2	1
Kevin	3	4	5	2	1
Don	4	5	3	1	2
Totals	20	23	17	9	6

Mr. Merino said the Commission would translate this into a two-year plan, starting this year with the Railroad district and the first phase of Knickerbocker.

Mr. Wall noted that Dave Wallace has pictures of the Mackay house from a Montana magazine, which is where the Mackay family moved. He also said he was not sure if there was any sentiment among the residents of Old Smith Road for a district designation, but he did think there was sentiment on North Brae Court. He felt that the Women's Heritage should be at the top of the Commission's list along with Knickerbocker.

2. Changes to Land Development Regulations/Zoning Ordinance:

Mr. Tremble said there was a memo from Burgess Associates, dated December 30, 2005, highlighting areas in the land development regulations that should be reviewed

and potentially amended. Mr. Tremble directed the Commission to review this document as it pertains to historic preservation regulations. Mr. Wall is going to compare the definitions in this document with those in the historic preservation ordinance. Mr. Tremble said the Commission should review the Land Development Regulations and see which regulations the commission can effect. Mr. Tremble also noted that the language in the demolition delay ordinance should to be adjusted to allow the Commission to review all sites in the Master Plan for demolition. He offered the Harding Township ordinance as an example for the Commission to review. This is an issue that will need to be voted on by the Commission. The Commission should also authorize someone to negotiate with the Town Planner for services on this issue. Mr. Tremble also reported that the Planning Board Secretary has requested \$5,000 for preparation of a new historic preservation element.

Adjournment

Motion by Mr. Merino second by Ms. Heller to adjourn the meeting. All members present voted in favor, the meeting was adjourned at 8:05 PM.

Respectfully submitted,
Kelly Kinahan