



### THPC Minutes of May 5, 2006

Approved at the June 1, 2006 meeting.

#### **Introduction**

The regular meeting of the Tenafly Historic Preservation Commission was held on Thursday, May 5, 2006 in the Council Chambers, 100 Riveredge Road, Tenafly, New Jersey. Chairperson Merino called the meeting to order at 8:00 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, and Bobby Thompson.

Absent: Bill Saunders (excused), Rita Heller (excused).

#### **Approval of Minutes**

Motion by Mr. Wall second by Mr. Baker to approve minutes of April 6, 2006, as corrected. All members present voted in favor.

#### **Public Comments**

Richard Gertsman of 15 Park Street inquired as to how many public meetings there would be for the designation of the Park Street Historic District. Mr. Merino explained there would be a meeting with the THPC, a Planning Board meeting, and a meeting with the Council. Meredith Bzdak of FMG will make a presentation, then the floor will be open to public comments, and the THPC will make a final vote. The final vote will be the recommendation of the THPC to the Planning Board, and then to the Mayor and Council. The Mayor and Council will vote and if approved, there will be a change to the Tenafly Master Plan to include Park Street as a historic district. Mr. Tremble explained any zoning change must go through the Planning Board and finally be approved by the Mayor and Council. Mr. Wall added that if the public comments at any of the meeting are lengthy, the final decision may be made at another meeting. He also explained that only the THPC meeting required advanced notice and that anyone may show up and speak. Mr. Gertsman said he plans on gathering the Park Street residents prior to the public meeting because many residents had questions and to make sure everyone was on the same page. Mr. Tremble suggested planning the meeting for after May 20, which would give all the residents enough time to receive the packages in the mail. He also added that the Mayor and Council approval is a two-step process because there is one meeting to introduce

the ordinance and then a second meeting where it is discussed and voted on. Mr. Thompson reported the Council Chambers are not available June 5, but are available June 1. Mr. Merino stated there is information available online through the Borough's website and through the Building Department that may help answer some of the Park Street residents questions. He also told Mr. Gertsman that if he could formulate the questions in a letter, he would be able to answer them. Mr. Tremble added that there is a section in the Land Development Regulations deal with criteria for evaluation visual compatibility factors, of which there are eleven (11), including proportion, material, texture, color, and others. This is what the THPC uses to determine how compatible a change to a property will be. For example, at Cotswold, the landscape is an important feature of the district, including the pond, wall and statue which all represent the English Garden design style. Mr. Merino further explained that the stone walls along Park Street would be a character-defining feature of the district. Mr. Gertsman also said shrubbery was a concern of the residents, and Mr. Merino said shrubs were usually not regulated unless considered to be a character-defining feature.

## **Correspondence**

Mr. Merino reported a note from Joe DiGiacomo to Mr. Nelsen regarding the Save Our Sculpture newsletter. A letter was received from the State regarding signage for the Women's Heritage Trail. The form needs to be filled out and returned as soon as possible. Mr. Tremble said the sign could go on the same post as the current Roosevelt Common sign, which would make it less expensive to install. Mr. Merino stated the THPC should work to complete the form and send it in as soon as possible to be sure Tenafly gets a sign. Mr. Tremble said the marker at the Elizabeth Cady Stanton house is missing and since this is also a site on the Women's Heritage Trail, the THPC should consider putting in for signage at this site. He also said there is already interpretive signage at Roosevelt Commons but there is not any at the Elizabeth Cady Stanton house. Mr. Tremble said he would be responsible for filling out the form and sending it in. Mr. Wall reiterated that the Elizabeth Cady Stanton house should be the THPC's first choice.

## **Certificates of Appropriateness**

There were three Certificates of Appropriateness approved at this meeting.

- 5 Ravine Road - 2 porch lights
- 165 Serpentine Road - Garage roof, doors, siding
- 172 Serpentine Rd. - AC with condition that a shrub or fence be erected

## **Old Business**

### **1. Park Street Progress Report:**

The public notice for the Park Street public meeting will be signed by Kevin Tremble instead of Nancy Hatten. Mr. Merino will make the appropriate corrections to the notice and then ask Nancy Hatten to check the accuracy of the quoted laws, since this is a legal matter for the Borough. Kelly Kinahan will speak with Nancy Hatten to be sure all of the requirements for the public meeting have been met. Ms. Hatten will need one week's notice to publicize the meeting in the newspaper. The residents of Park Street must receive the notice 10 days prior to the meeting. A date of June 1 was settled on by the THPC. Mr. Merino will reserve the council

chambers for the meeting tomorrow. Kelly Kinahan will be responsible for making sure the notice is mailed out to all Park Street residents by May 18 and that Nancy Hatten receives the public notice for advertisement by May 11.

Alice Rigney sent a letter to the THPC that included a short description of 39 Park Street, a property that was not included in her original report. The THPC will ask Ms. Rigney to update her report to include this information and have 50 copies of the report produced. Copies of the report will be distributed to the Park Street residents and the others will be sold. Mr. Wall inquired as to whether 100 copies should be made. Mr. Tremble stated it would be around \$250 to print the report with the color cover. Mr. Wall also said copies should be distributed to the Mayor and Council and the library. Mr. Tremble said it would cost approximately \$10 per report to reproduce the FMG report in color, including binding and the cover.

Mr. Merino said the THPC will formulate a resolution, utilizing the printing line item of the budget, to purchase fifty (50) copies of the Bzdak report at an approximate cost of \$500 and one hundred (100) copies of the Rigney report at an approximate cost of \$250 for an approximate total of \$750. Mr. Tremble suggested capping the spending at \$750 and use fifty (50) and one hundred copies, respectively, as targets. Motion by Mr. Tremble to approve resolution, second by Mr. Baker, all members present voted in favor. Mr. Merino asked Mr. Wall to get in contact with Ms. Rigney to make sure Priority Printing has all of her information so that the reports may be printed. Mr. Tremble said he has scanned Ms. Rigney's color cover of her report and will look into the cost of reproducing this as the cover of the report.

Mr. Tremble said on the Borough officials should check over the Park Street Historic District package that will be mailed to the residents. The packages will be mailed both regular and certified mail and both reports will be included in the package. The complete package will also be available in Borough Hall when the packages are mail out. Mr. Wall made a motion to open the meeting to public comments, second by Mr. Baker, all members present voted in favor.

## **2. Finalize Meeting for Park Street:**

June 1 at 8:00 or 8:30 PM was decided upon for the public hearing. The map must be revised to include 1 Park Street prior to the public notices being sent. The documents sent to the residents must also be available at Borough Hall. Mr. Merino suggested having both Alice Rigney and Meredith Bzdak available for this meeting. Motion by Mr. Nelsen to set June 1 as the date for the Park Street public hearing and June 4 as the alternate date; second by Mr. Wall. All present voted in favor.

## **3. Cotswold Statue:**

Mr. Merino stated that there was nothing new to report on this issue. Mr. Thompson will inquire about the status of this issue.

## **4. Ordinance for recognizing historic districts:**

Mr. Tremble reported that the changes to the Land Development Ordinance are currently being review by the planner and that the final draft would not be finished until the end of April or the beginning of May. The THPC will continue to discuss this issue at a later date.

## **5. Newsletter:**

Mr. Merino commended Mr. Nelsen for a great job with the last newsletter. Mr. Nelsen complimented Mr. Baker for his hard work with the Lost Brook Preserve thirtieth anniversary celebration that took place on Sunday April 30, 2006. Mr. Merino said Mr. Baker did an excellent job as Master of Ceremonies, and that Mr. Nelsen did a great job leading the three-hour hike of the Nature Center. Mr. Baker said it was great to have the various speakers including, AL Burstein and Don Zeiller. Mr. Tremble added the program truly captured the spirit of Tenafly.

## **6. Historic Markers:**

Mr. Tremble reported the Bergen County Historical Society blue marker outside the Westervelt House has been restored. Mr. Merino and Mr. Tremble will meet on Tuesday, May 9 for a photograph with the restored marker for the Suburbanite.

## **New Business:**

### **1. Train Station**

Mr. Merino reported a progress report was received from the state regarding the train station. Mr. Tremble and Mr. Merino met with representative of the train station two months ago and they told them to cover the air conditioning unit and the garbage. Mr. Tremble said they never saw the report that was re-submitted to the state. Mr. Thompson said he had seen a drawing showing covering. Mr. Merino said the current letter is from the State of New Jersey states the air conditioning unit and the trash enclosure must be screened and painted to be compatible. It also states that the trash enclosure should be reoriented to the west elevation, running north to south, parallel to the tracks, and that revised plans should be submitted for complete review. Mr. Merino said the Mayor and Council asked for the recommendations of both the state and the THPC, but the THPC does not agree with the state's recommendation. Mr. Tremble said the state discussion was between Wes Haynes and the state, but no one in the Borough of Tenafly. He recommended the Borough ask for a site visit from the state, allowing Mr. Tremble, Mr. Merino and Mr. DiGiacomo to meet with the state representatives. Mr. Tremble also said he did not know whether the attic had been cleared as had been requested. Mr. Tremble proposed a resolution to request a meeting between the Mayor and Council and the THPC to discuss the status of the railroad station. Mr. Baker seconded the motion and all members present voted in favor.

### **2. Kay Finnegan:**

Mr. Wall reported the obituary of Kay Finegan, who lived on Westervelt and Palmer in Tenafly. Her husband, Bill, was an arranger for Glenn Miller and for the Dorsey Brothers.

### **3. Glenn Miller:**

Mr. Tremble reported that he and his daughter are working on a PowerPoint presentation of Glenn Miller that he would like to share with the THPC upon completion.

### **4. Huyler Park:**

Mr. Baker reported he had arranged a meeting with the Alice Rigney and the Chamber of Commerce on May 10 regarding the moving of the bandstand, but the meeting had to be rescheduled. He had planned on letting everyone review the map from 2001. He said both the THPC and the Chamber of Commerce agreed to move the bandstand. Mr. Tremble added that

there is an opportunity to match grants at the local and county level through the Open Space Trust Fund to help fund this project.

**5. Daniel T. Atwood house:**

Mr. Merino reported that Mario Turchi submitted his plans for the addition to the Daniel T. Atwood house located at 168 Serpentine Road. Mr. Turchi submitted a CGI version of his plans, and the project is currently moving towards a construction permit.

**Adjournment**

Motion by Mr. Wall second by Mr. Nelsen to adjourn the meeting. All members voted in favor, the meeting was adjourned at 9:50 PM.

Respectfully submitted,  
Kelly Kinahan

**48 Knoll Road Tenafly,  
New Jersey 07670**

April 13,2006

Historic Preservation Commission  
1 00 Riveredge Road  
Tenafly, NJ 07670  
Donald N. Merino, Chairman

Dear Don,

Thank you for the kind reception you gave my presentation of the Park Street Historic District Report on April 6.

Since the meeting I have had a chance to read the designation report draft from Farewell Mills Gatsch Architects, Inc. There is a discrepancy in our reports that I would like to point out at this time.

Under the photo of the Pfister residence the first line of copy states that Jeuleous Gambllee resided at 46 Park Street. This information came from the Bergen County Historic Sites Survey, Bergen County 1982-1983. According to reliable sources of mine the Gambllee family lived in a house marked number 1 1 on the 1913 Tenafly Assessment Map and later built and subsequently lived in numbers 30 and 34 Park Street.

Number 39 Park Street is marked as being "contributing." Since I am no longer aware of the qualifications that make up contributing and non-contributing, I feel it important to add an addendum to my report which follows.

39 Park Street     The property at 39 Park Street just south of the Cattelle house was owned from around 1900 by H. LeRoy Demarest. This land was a favorite of the local children to play on and used as a cut through to friends houses. It was sold in 1947 to Edwin E. Cattelle, Jr. and Grace Ayers Cattelle. They held this land for the next twenty-five years, and in the fall of 1972 sold it to the Great American Realty Company for \$34,780.

On July 25, 1972 a building permit was issued for a two-story dwelling and permission to demolish an old shed (garage with a gasoline pump) that stood at the back or west end of the lot. It was at this time that a house was buiit that conformed to the neighborhood. On June 13, 1973 Martin and Toby Braunstein bought the house from Great American Realty Co. for \$130,000.

They lived there until 1995 when it was sold to Lawrence and Judith Mayer.

I hope that the above information helps to clarify the history of 39 Park Street and the building dates.

Thank you again for your continued efforts towards historic preservation. If there is any further contribution I can make toward this end I would be honored to do so.

Sincerely,

*Alice Ren*

*AR*

Alice Renner Rigney

cc: Meredith Bzdak, PhD