

**HISTORIC COMMISSION
MINUTES**

OCTOBER 22, 2014

8:10 p.m.

<u>ATTENDANCE:</u>	<u>Present</u>	<u>Absent</u>
<u>Phyllis Angelo</u>	X	
<u>Mary Donohue</u>	X	
<u>Judi Sussman</u>		X
<u>Sara Theresa Bartelloni</u>	X	
<u>Harold DeYoung</u>		X
<u>Mike Girich</u>	X	
<u>Joan Kristan</u>		X
<u>Liaison Ellen Busteed</u>	X	

AUDIENCE: Town Planner, Brigette Bogart and Planning Board Attorney Arthur Neiss

PHYLLIS ANGELO: Stated the Historic Component to the Master Plan originally came up with the designation of two sites and was sent to the Planning Board. Advised they have never seen the document the Planning Board had regarding the Historic Component to the Master Plan.

AUDIENCE MEMBER: Questioned if Andrea from the State was asked if she had the document.

PHYLLIS ANGELO: Stated they were advised the Planning Board had as part of their Master Plan, did not differentiate between what is historically designated and was it historically relevant. Advised as a CLG that they have to have both in the Master Plan. Stated that Mary Donohue and herself put down the 13 designated sites and went back to look at what was historically relevant in the County, as required by the CLG and sent the revised documents to Attorney Sarlo.

BRIGETTE BOGART: Advised she went through the documents she could find any document the Planning Board adopted.

ARTHUR NEISS: Planning Board Attorney: Stated he did an investigation and found originally there was no evidence the Historic element had been properly adopted in the early 2000's.

MIKE GINCH: Stated to move past as to when this happened, since he is stating he will take care of it, we need to let him know what our purpose is.

AUDIENCE MEMBER: Advised they will craft a historic element of the Master Plan.

BRIGETTE BOGART: Advised she mapped the properties listed in the documents, but was not sure what you were trying to accomplish; if some of the properties were to be preserved and some to be rezoned.

SARA BARTELLONI: Indicated Bergen County requires a survey to be completed, in the event one of the homes went for sale and the Commission wanted to be alerted. Advised there are 13 specific designated sites that should not be touched.

BRIGETTE BOGART: Stated most of the houses are part of the survey, however to alert Bergen County and the State of New Jersey that these are houses that are significant with structural elements that are noteworthy.

SARA BARTELLONI: Advised there are two homes that are significant.

PHYLLIS ANGELO: Stated the house on Spring Valley is on the State registry and the National registry.

AUDIENCE MEMBER: Questioned why they were not originally included.

PHYLLIS ANGELO: Advised the Town originally wanted the Commission to proceed slowly and not do private residences.

MIKE GINCH: Stated the owner of the house on Spring Valley is very upset.

PHYLLIS ANGELO: Advised the owner of the Blair House was fine with the designation. Stated they tried to explain what historically designation means and the stone on the front of the house on Spring Valley should not be disturbed, as it is 100 year old stone and has a long history. Advised other than the 13 houses on the list, they would like to appoint 2 more houses for designation.

ARTHUR NEISS: Stated you mentioned earlier if the house comes up on the County registry, the County contacts you, however what does the County expect you to do.

PHYLLIS ANGELO: Advised they want us to be aware of it and the Commission decides the historical worthiness and how to proceed.

ARTHUR NEISS: Indicated he thought the County wanted you to do something about it.

AUDIENCE MEMBER: Advised the 13 are designated, but if you want to update that, you would have to amend the Master Plan. Stated you should indicate what your bottom line is for designation, and any others you want to designate would be an amendment.

PHYLLIS ANGELO: Stated they want to continue to say the property falls within the "x" criteria of the historic element of the Ordinance.

BRIGETTE BOGART: Questioned if this is the first time private homes were designated.

PHYLLIS ANGELO: Stated it is the second time.

BRIGETTE BOGART: Questioned if a private home is one of the 13 properties.

PHYLLIS ANGELO: Yes there is one.

BRIGETTE BOGART: Questioned if it has to be clear in the element the difference between designation of a private home versus another property, but it has to be clear what the designation means and what is being designated.

PHYLLIS ANGELO: Advised the Planning Board questioned if the Ordinance permitted private homes to be designated and Sam Cereste indicated that it is part of the Ordinance, as it makes no reference to whether it is a private home.

AUDIENCE MEMBER: Stated you are designating historically important structures and homes, so it does not distinguish between private or not. Stated there is a lot of confusion as to what is going on.

MIKE GINCH: Questioned if anything is being overlooked because of sensitivity issues. Stated that if things are overlooked it will be difficult in the future to approach a property, so it is better to get all the cards on the table before the historic element is submitted.

AUDIENCE MEMBER: Advised that would be the best way to go and you should do what you think is best for the town.

SARA BARTELLONI: Questioned if you had a sample of what other towns that activity do this with their planning board.

PHYLLIS ANGELO: Advised not all towns have Historic Commissions, but you could look to Teaneck and Closter.

BRIGETTE BOGART: Stated there are towns that designate properties, but never do anything with them.

AUDIENCE MEMBER: Advised the 13 are designated, but if you want to update that, you would have to amend the Master Plan. Stated you should indicate what your bottom line is for designation, and any others you want to designate would be an amendment.

PHYLLIS ANGELO: Stated they want to continue to say the property falls within the "x" criteria of the historic element of the Ordinance.

BRIGETTE BOGART: Questioned if this is the first time private homes were designated.

PHYLLIS ANGELO: Stated it is the second time.

BRIGETTE BOGART: Questioned if a private home is one of the 13 properties.

PHYLLIS ANGELO: Yes there is one.

BRIGETTE BOGART: Questioned if it has to be clear in the element the difference between designation of a private home versus another property, but it has to be clear what the designation means and what is being designated.

PHYLLIS ANGELO: Advised the Planning Board questioned if the Ordinance permitted private homes to be designated and Sam Cereste indicated that it is part of the Ordinance, as it makes no reference to whether it is a private home.

AUDIENCE MEMBER: Stated you are designating historically important structures and homes, so it does not distinguish between private or not. Stated there is a lot of confusion as to what is going on.

MIKE GINCH: Questioned if anything is being overlooked because of sensitivity issues. Stated that if things are overlooked it will be difficult in the future to approach a property, so it is better to get all the cards on the table before the historic element is submitted.

AUDIENCE MEMBER: Advised that would be the best way to go and you should do what you think is best for the town.

SARA BARTELLONI: Questioned if you had a sample of what other towns that activity do this with their planning board.

PHYLLIS ANGELO: Advised not all towns have Historic Commissions, but you could look to Teaneck and Closter.

BRIGETTE BOGART: Stated there are towns that designate properties, but never do anything with them.

PHYLLIS ANGELO: Stated when they add 2 sites they will have to be notified. Indicated they spoke with former and present Board Attorney who advised as far as the designation hearing, they did everything correctly.

BRIGETTE BOGART: Questioned the addresses of the two extra sites. Questioned if there will be a historic overlay on the Zoning Map.

PHYLLIS ANGELO: Advised a map is required for the designated sites. Stated needs to come up with appropriate wording for the homeowners.

MIKE GINCH: Stated the sites that are not being addressed now, may come up later so there may be something you want to consider in depth if there are other properties.

SARA BARTELLONI: Advised the one that was always spoken of was the "barn."

PHYLLIS ANGELO: Stated that is already designated.

BRIGETTE BOGART: Stated the Master Plan document is the most general, so include the properties that you may think you may designate, as long as it is in the Master Plan element you can go forward and designate them through Ordinance. Advised you should include all the properties you may want to designate in the Master Plan.

PHYLLIS ANGELO: Stated that may be why the CLG required them to do, as that may be what they understood would happen. Advised they review the sites every year and they took some sites off.

AUDIENCE MEMBER: Questioned if the Commission receives any of the development applications to go before the Planning Board.

PHYLLIS ANGELO: Advised only if would impede anything on the historic homes.

BRIGETTE BOGART: Stated she has a spreadsheet of the properties and where they are located, whether County Survey, Ordinance of Old Historic Preservation Plan, and a page with questions, which she will forward so the Committee can determine what properties they want in the Master Plan document.

AUDIENCE MEMBER: Questioned Bridgette if she has all of the intervening amendments to the Master Plan.

BRIGETTE BOGART: Advised she does have them and the best way to go about this is to send the Commission everything she has, and they are to send her everything they have, so she can draft the document.

SARA BARTELLONI: Questioned if there were levels of designation.

MIKE GINCH: Stated unless they have a solution that does not require a purchase of equipment that cost \$2500, it would have to be put on hold.

PHYLLIS ANGELO: Advised the \$2700 was a flatbed scanner, not an overhead scanner.

MIKE GINCH: Stated a 14 mega pixel camera might be good enough.

PHYLLIS ANGELO: Stated by next meeting hopefully the computer could be purchased.

MIKE GINCH: Advised he could purchase it tomorrow, but does not know the process.

SARA BARTELLONI: Stated she will contact Alan.

MEETING ADJOURNED: 11:19pm