

## **Mahwah Historic Preservation Commission**

October 4, 2010 Minutes

Meeting called to order at 7:40 pm. Note: The HPC secretary, Mrs. Storms, had advised the Chair she was not able to attend this meeting. Meeting minutes were taped, and HPC member Mrs. Beatrice took additional notes. .

Roll Call:

### **Present**

Barbara Shanley, Chair  
Yvonne Beatrice  
Deborah Grob  
Alex Michelini  
Randall Brewster  
Tony Bourgholtzer  
Carol Greene

### **Absent**

John Bristow, excused  
Marthajean Drago, excused

### **Flag Salute**

**Sunshine Law:** The Chair, read the Sunshine Law.

**Legal:** Mrs. DeScherer was not present.

Mr. Vasiliadis made a motion, seconded by Mrs. Grob, to table the approval of the September 13 minutes until after the public session.

**Public Session:** Mr. Michelini moved to open the Public Session and Mrs. Greene seconded the motion. All approved.

### **Kayal Subdivision:**

Present at the public session and wishing to speak were member of the Kayal Family, Ken Kayal, George Kayal, Basil Kayal (George & Ken's father) and Katherine Kayal.

Mr. George Kayal spoke first, detailing the family history in Mahwah and explaining, his mother's side, long family history with the Township of Mahwah in regards to the approved subdivision application for the property on Wyckoff Avenue. The Kayal/Feldmann family have been life long residents of Mahwah, and it goes back generation after generation on his mother's side, (nee Feldmann). The subdivision application requested for the one street to be named either Kayal Court, in honor of their mother and father, and the second choice was Valerie Court in honor of their mother, Valerie, who had recently passed away. He said the subdivision is for the Kayal family members only and the parcels are not for sale to the public. They wanted to ask the HPC why we had objected to the street names they had requested. Their attorney sent them the MHPC resolution with the two proposed street names, Strawberry Patch Lane and Harvest Lane. Mr. Kayal asked how did those two names come about and yet they had not heard any feedback about why their name choices were rejected by the HPC.

Mrs. Shanley asked George Kayal to provide further information about his mother's family. George Kayal explained the Wyckoff Avenue property had been in his mother's family (Feldmann) for

generations. Mr. Basil Kayal explained that his wife's father lived in a house on the Wyckoff Avenue. They had purchased the property from the Valentines and the property was made available to Valerie Kayal her after her parents passed away, so they bought it with the plan that their children could own parcels as they grew up. He hopes we would agree to the street names they offered. Mrs. Shanley explained that tradition has been that the MHPC does not name streets after individuals and not first names. The only exceptions are names after historical aspects of the area, or after families who have been well known in the township's history. Mrs. Shanley further explained that the names the HPC suggested, Strawberry and Harvest, were tied to the farming history of the property. Mrs. Shanley asked how many acres the property was and Mr. Basil Kayal advised the subdivision is 7 acres.

Mr. Vasiliadis asked if there was more acreage that was not being subdivided. Mr. Basil Kayal answered that it was originally 6 acres and he had bought another acre 40 years ago. Mrs. Greene asked how many years the Kayla's had owned it and Mr. Kayal said 40, but Katherine Kayal advised that the land goes back in the Feldmann family a couple of generations. Mrs. Greene stated that one of Mahwah's better known Mayors was Charles Feldmann. The MHPC members discussed the possibility of using the Feldmann name but Mrs. Shanley advised there is a street named that already.

Mr. Kayal advised that their request to name it Kayal Court is because there is another generation of Kayal's coming up who will live there.

There being no further comments from the Kayal family members present at the meeting, a motion was made by Mrs. Greene, seconded by Mr. Vasiliadis to close the public session. Vasiliadis.

The chair opened the floor to discussion the street names. Mrs. Greene felt the name Valerie Court was too personal and informal for the HPC to allow. However, she felt that Kayal would be acceptable. She explained that when the HPC has named streets the property history provides guidance and 40 years ownership of this property keeps the history. Mr. Vasiliadis agreed. Mrs. Shanley advised that at the time the street names were chosen by the HPC, it was not known that Mrs. Kayal had been a Feldmann, and indicated the Kayal family is well known in the Township, and that it is important to know that the Kayal family members will continue to be living on the property.

Mrs. Beatrice added that she agreed with Mr. Vasiliadis. Mr. Brewster commented that there is a concern about names that sound similar to other street names in the area. He added that the Kayal family is so large, and very well known, including volunteers in ambulance and fire and police departments.

There being no further discussion, Mr. Vasiliadis made a motion to adopt the name Kayal Court which will negate the commissions previous resolution of the commission to name the street on Docket #521, Kayal Court. Mrs. Greene seconded the motion. Mrs. Shanley clarified for the record that this motion cancels the previous HPC Resolution # 8-2-10.

Roll Call: Bourgholtzer, yes; Brewster: Yes; Greene, yes; Grob, yes; Michelini, Yes; Vasiliadis, yes, Beatrice, yes; Shanley, yes.

#### **Chestnut Tree Subdivision:**

Appeal by Dr. Gerard Krazinski concerning street names. Dr. Krazinski sent a letter detailing his family history of ownership of the property on Masonicus Road being subdivided and provided a history of his father, Mr. Leo Kaminski's life. Mrs. Bourgholtzer was not sure from the letter why he was writing it, and what was his purpose. Mrs. Shanley explained that Mr. Jaworski, Esq., the attorney for the Krazinski

subdivision of Chestnut Trees LLC property, had advised her that Dr. Krazinski is appealing the street names the HPC offered at the August 2010 meeting. This subdivision has two street names. Dr. Krazinski wanted one street to be named Krazinski Court. The letter details that Dr. Krazinski's father, Leo Krazinski, owned the property as a tree farm for 50 years. Mrs. Greene indicated that the HPC had just approved a street name for a family who lived there for 40 years. Mr. Vasiliadis indicated he did not feel that we should alienate anyone for no compelling reason. Mr. Michelini agreed with Mr. Vasiliadis and Mrs. Greene and stated that the other family (Kayal) had resided on the property for 40 years. The Krazinski family had resided on their property a decade longer than the Kayals' and the HPC allowed the Kayal's family name to be a street name. With that having been done, Mr. Michelini said he felt that the HPC is now compelled to allow this one using the criteria of length of ownership. After further thorough discussion, a motion was made by Mrs. Bourgholtzer to allow one of the street names on Docket #: 524 to be Krazinski Lane seconded by Mr. Michelini.

Roll Call: Bourgholtzer, yes; Brewster: Yes; Greene, yes; Grob, yes; Michelini, Yes; Vasiliadis, yes, Beatrice, yes; Shanley, yes.

Mr. Michelini added that the request was for two street names in the development. The HPC only changed one. Mrs. Shanley advised that the HPC had offered other names. Mr. Michelini asked if we should clarify the motion so that it is clear that the other street name must come from the other four suggestions made in the August 2010 HPC resolution. Mrs. Shanley advised that she would tell Mr. Jaworski, but that we should re-word the previous motion just made and carried. Mrs. Bourgholtzer moved that the name Krazinski Lane be given for one of the streets in Docket # 524, but the other street must be named with one of the four street names previously offered on the 8/10/10 agenda ; motion seconded by Mr. Michelini.

Roll Call: Bourgholtzer, yes; Brewster: Yes; Greene, yes; Grob, yes; Michelini, Yes; Vasiliadis, yes, Beatrice, yes; Shanley, yes.

**Minutes:** Motion made by Mrs. Vasiliadis to approve the August 2, 2010 minutes.

Roll Call: Bourgholtzer, Yes; Brewster, abstain Yes; Beatrice, Yes, Vasiliadis, Yes; Michelini, Yes; Shanley, yes;

Motion made by Mrs. Grob to approve the September 13 minutes, with correct that we add Mr. Vasiliadis' name as present that night. Motion seconded by Mr. Michelini. Roll Call: Bourgholtzer, yes; Brewster: Yes; Greene, yes; Grob, yes; Michelini, Yes; Vasiliadis, yes, Beatrice, yes; Shanley, yes.

#### **Chair's Report:**

**Fletcher House** – Shingles are on the outside of the house painted and the windows are in. She said it looks exceptionally good. Mr. Vasiliadis advised he stopped by the house on Oct. 4, and went on a tour of the restoration and indicated that Mr. Terpstra, the builder showed him the inside and how they are restoring the interior chestnut woodwork which Mr. Vasiliadis has indicated is going very well. Mrs. Bourgholtzer indicated she feels that house now fits in more with other houses. Mrs. Shanley indicated that every member should go by the house to see what it looks like.

**Winter Dairy House:** Mrs. Shanley indicated that the house is in dire need of repair. The Commission's idea of contacting a realtor to get an estimate of what the house could be sold for had not happened, because Mrs. Shanley needs to speak with Township Administrator to get permission before taking someone in there who is not a member of the Township government.

Mrs. Green stated that it is unfortunate we have been unable to find a public use for it. Mrs. Shanley said it has many environmental concerns being right by the brook. Mrs. Shanley will contact Denise Storms to make an appointment with Mr. Campion to discuss whether or not the Township might be willing to subdivide the Winter Dairy House property where the house is on and will report back at the November meeting.

**Winter Farm House Historic Marker** Mrs. Shanley met Mr. Alvarez at the Winter Farm House property on September 22, 2010 to discuss where to place the sign. The Chair stated there are issues as to where to place the sign due to the slant of the land in front of the house. The proposed location is close to a utility pole and about 40 feet from that is a fire hydrant. Mrs. Shanley will contact Township Building and Grounds Forman, Ed Sinclair, to go to the site with him and try to determine if there is a problem. Mr. Michelini asked if we were looking to place it on Ramapo Valley Rd. Mrs. Shanley indicated there is an easement or cut in, on the road by the side of the house. Mr. Michelini was concerned that if we put it on Ramapo Valley Rd., would there be a place where cars can pull in to read the sign. Mr. Michelini's concern is that a sign that no one can read is counterproductive, a waste of money and eliminates what the historic value of putting a sign there. Mrs. Shanley stated that there is a cut in off of 202, where people can pull in to read the sign. Mr. Michelini wondered if it should be placed at the front of the house, facing Farmstead Lane, due to traffic safety concerns on Rt. 202. After a thorough discussion about the placement of the sign, it was agreed that if the sign is placed by the side lawn, on the front yard portion by Rt. 202, cars can pull over off Rt. 202 to read it without causing traffic problems and endangering other drivers. A motion was made by Mrs. Grob and seconded by Mr. Vasiliadis to place the Winter Farm House Sign on Rt. 202, near the cut off, with the exact location on the lawn to be determined by Mrs. Shanley and Mr. Sinclair of the DPW.

Roll Call: Mrs. Shanley, Mrs. Grob, Mrs. Greene, Mrs. Beatrice MR. Vasiliadis, Mr. Brewster. Two abstentions: Mr. Michelini and Mrs. Bourgholtzer.

Mrs. Shanley reminded the members the Historic Sign funding in the HPC budget has been removed from the 2010 HPC budget by the Township. She stated she believes we can ask the Township to put it back into our 2011 budget. Mrs. Shanley suggested that if the funds are added back into the HPC budget, they should be used to erect signs for homes and sites protected on the Ordinance.

Mrs. Greene stated that the marker on Ramapo Valley Road for the Hopper House and other markers in the Township are worn down and cannot be read. She advised that she spoke with Bergen County sign people and that they restore it themselves. They paint it blue and then rub the paint off so the letters stand out more. Mrs. Shanley asked her to get specifics as how they do it. Mr. Vasiliadis also mentioned the Ramapo Valley Road historic marker for the road itself is crooked and is also in need of repair.

**Mahwah Day:** Mrs. Shanley stated that the booklet they had intended to pull together of historic markers throughout the town had not been completed, and what was there was not good enough to distribute, and that it needs further work and should become a project for next year, with many refinements. Mrs. Shanley suggested that it should go on the HPC Township website also.

Mr. Brewster indicated that the HPC has a funding issue, and in light of that, as a fund raiser, perhaps it could do a tour of the historic markers using the Senior Citizens Bus go on a tour on Mahwah Day of the sites with historic markers, charging people a small fee. The idea will be discussed at a later date in more detail. Mrs. Shanley thanked Mr. Brewster for making copies of the HPC brochures for

distribution. Mrs. Shanley indicated people did stop by the HPC booth to chat and look over materials, and that the HPC made \$46.00 on the sale of ornaments and Moffat Road Tour Books.

The Chair will send the money to Mrs. Storms to put in the HPC account.

**Masonic Schoolhouse.** Mrs. Shanley visited the site with the church Pastor Jay to see the damage he was talking about. She advised the members that it needs outside paint very badly, and the interior mold remediation is an urgent matter. Mrs. Shanley said she asked Pastor Jay for an estimate for the mold remediation and the paint. Mrs. Shanley reported that she investigated county emergency funds availability and they indicated that there is no money for emergency repairs. They suggested she read the next round of grants when they come out next month. Stating that it is a site protected on our Ordinance. Mrs. Shanley indicated that, the HPC should make every effort to help Pastor Jay find funding to pay for this work. Mr. Vasiliadis mentioned that the National Historic Trust had small \$500.00 grants. Mrs. Shanley asked if they had to be on the National Register to get that funding. Mr. Vasiliadis indicated he had sent the info as email to all HPC members. Mrs. Shanley suggested to Pastor Jay reaching out to other congregations for possible help. Mr. Brewster asked if the site is on the State Historic Register and Mrs. Shanley said no. He asked if we can get it on the historic register and Mrs. Shanley indicated the church owns the building and they have to agree to that first.

**Budget: No items at this time**

**New Business:** Mrs. Greene brought up the deplorable condition of the Wanamaker Shed on the site of the Old Station Museum; it has vines growing all over it, and it needs to have some restoration work done. It was constructed in the 1870's as part of the Wanamaker Farm on Island Rd., just south of the juncture of West Airmount and Island Rd. Mr. Brewster asked how big it was. Mrs. Greene said it is about 12 x 8. Mrs. Shanley stated it has been used for years as storage for the historical society. Mrs. Greene advised that the Museum Society has inquired if the outhouse on the Old Station property can be removed or demolished. It was on the Glasgow farm property on Rt. 202 and Mr. Bristow moved it there to preserve it when the Glasgow Farm was sold. Mrs. Green feels it would be ideal to move the shed next to the Quackenbush Barn. Mr. Michelini suggested publicity about the outhouse and see if funds might come in to restore it. After a thorough discussion, it was determined that as these structures are on Township owned property, Mrs. Shanley will need to discuss with the Township Business Administrator, what can be done with the outhouse and the cutting of the vines off of the Wanamaker Shed and work done to restore it.

Mr. Brewster said that when we were looking into someone to take the Krazinski Barn, Mr. Bolekma had looked at it but it was too large. Maybe we can have Mr. Bolkema look at the shed. Mrs. Shanley stated the shed is to remain as part of the museum complex by the Old Station and Caboose.

**West Mahwah Survey** – Grant process is done this year to try to apply and the HPC needs to pursue this. Mrs. Shanley indicated that a gentleman had stopped by the booth, who's mother was an original settler in the West Mahwah Area. Mrs. Shanley indicated interviews might be a good way to support a grant application. At the next meeting the HPC can pursue this interview process further. Mrs. Greene indicated that the HPC should be careful not to interfere with the interviews the Museum Society is doing. Mr. Dunn, the Museum Society President is interviewing anyone who comes along with a Mahwah story to tell. She suggested we contact them before we start, to see if we can work in tandem with them.

**Applications:**

**Docket # 528** – Estate of Sophia Dembia – the HPC missed the due date of 10/1/10 to return it to the Planning Board. Mrs. Shanley signed to return it to the Planning Board; no vote needed.

**Docket # 1311-10** - Hedgewick Gardens Nursery – variance for fence height. After a thorough discussion, Mrs. Grob made a motion, seconded by Mrs. Greene, to approve.

Roll Call: Bourgholtzer, yes; Beatrice, yes; Brewster, yes; Greene, yes; Grob, yes; Michelini, yes; Vasiliadis, yes; Shanley, yes.

**Docket # 1312-10** – Anthony DeMarco – 10 Fawn Hill Drive; After a thorough discussion, Mrs. Greene made a motion, seconded by Mr. Vasiliadis to approve.

Roll Call: Bourgholtzer, yes; Brewster, yes; Greene, yes; Grob, yes; Michelini, yes; Vasiliadis, yes; Beatrice, yes; Shanley, yes.

**Docket # 1313-10** – Grossman – 31 Hillside Avenue; after a brief discussion, Mrs. Greene made a motion to approve, seconded by Mrs. Grob.

Roll Call: Shanley, yes; Bourgholtzer, yes; Brewster, yes; Greene, yes; Grob, yes; Michelini, yes; Vasiliadis, yes; Beatrice, yes;

**Docket # 527** - Sheraton Crossroads Hotel – an antenna . Mrs. Shanley signed this, not needing a from the HPC vote because it was not of any historic significance.

Old Business:

Mrs. Shanley will give a check to \$46.00 to Denise Storms for the sale of ornaments and Moffat Road Cemetery booklets at Mahwah Day.

Motion to adjourn at 9:22 was made by Mrs. Greene, and seconded by Mr. Brewster. All in favor.

These minutes are a synopsis of the MHPC tapes, which are on file at the Township Municipal Building  
/bfs