

Historic Preservation Commission (HPC)

February 18, 2015 Minutes (**corrected**)

Meeting called to order at 7:30 pm.

Roll Call

Present

Jack Bolan
Carol Greene
Deborah Grob
Anne Powley
Gus Vasiliadis
Leda Dunn-Wettre
Ronald Wohlberg
Barbara Shanley

Absent

Yvonne Beatrice
Randall Brewster

Sunshine Law: The secretary read the Sunshine Law.

Flag Salute

Public Session: Mrs. Grob moved to open the Public Session and Mrs. Dunn-Wettre seconded the motion. All approved.

Chair recognized Mr. James Jaworski, Esq., attorney representing Karl and Francine Kern, Docket #1386-14, Block 165 Lot 1, 748 Wyckoff Avenue, Mahwah, New Jersey 07430, known as the Ackerman Farmhouse. Mr. Jaworski presented to the Commission the revised site plan of the Ackerman Farmhouse, which re-locates the stone well to the back north west corner of the property as the Commission had requested. He also stated that the stone well will be mounted on a cement foundation to reinforce the stone well, with Zoning Board of Adjustment approval, and that the stone well roof will also be repaired as requested by the Commission. Mr. Jaworski stated that there are no plans to change the Ackerman Farmhouse.

Mrs. Shanley stated that it is not just the stone well roof shingles that need to be replaced. She stated that the Commission had asked Mr. Storms to look at the stone well and he reported to the Commission that the shingles that are missing have allowed moisture into the interior of the roof and the moisture has destroyed some of the horizontal supports that the shingles were nailed to and some of the trim around the bottom edge is also rotten and falling off.

Mr. Storms reported that since the shingles are probably original and it is a small roof his suggestion was to replace all of the shingles and any supporting wood under the shingles that are rotten. He said that it is hard to tell the extent of the damage under the roof until the shingles are removed. He suggested that pressure treated wood be used for the horizontal 1"X 2" boards that the shingles are nailed to. Mr. Storms also stated that he would be willing to volunteer his time as a helper to whoever repairs the well roof.

Mr. Jaworski replied that he would relay the information to the Kerns and would present the relocation to the Board of Adjustment to make sure it met with the Township's set back requirements.

The Commission thanked Mr. Jaworski for attending the HPC meeting.

Mrs. Greene moved to accept the revised site plans of Docket#1386-14, Block 165 Lot 1; 748 Wyckoff Avenue, Mahwah, New Jersey-Ackerman Farmhouse with the recommendation to relocate the stone well to the north west back yard of

the Ackerman Farmhouse on a cement foundation and to replace the stone well shingles and any supporting wood under the shingles that is rotten with pre-treated wood. Mrs. Grob seconded the motion. All approved.

Vote: 7 yes; 0 no; 0 abstain: Bolan, yes; Greene, yes; Grob, yes; Powley, yes; Dunn-Wettre, yes; Wohlberg, yes; Shanley, yes.

The Chair recognized Mr. Tim Dubois, 81 Youngs Road owner of the Youngs House. Mr. Dubois asked the Commission what they needed to review before his plans are submitted. He explained to the Commission that the current in-law suite is only accessible from the outside and he would like to connect it to the main house. Mr. Dubois is also looking for guidance on siding, window replacement and roofing materials.

The Chair stated that the Commission does not vote on draft plans. The plans must be submitted to the Planning Board or Construction Code Official first. The plans will then be sent to the Commission for its recommendation.

Mr. Dubois welcomed the Commission to inspect the house prior to the plans being submitted so it would have a better idea of the renovation when they receive the plans from the Planning Board or Construction Code Official.

The Chair asked for volunteers from the Commission to do a walk-through of the Youngs house. Mrs. Grob, Mrs. Powley, Mrs. Greene, and Mr. Wohlberg volunteered. Mrs. Grob will coordinate a date and time with Mr. Dubois for the inspection.

The Chair recognized Mr. James Hall and his daughter Angela Hall from Suffern, New York. Ms. Hall explained that she is a student of Suffern High School and is attending the meeting for her school report. The Commission welcomed them.

Mr. Boland moved to close the Public Session and Mrs. Grob seconded the motion. All approved.

Demolition Application: Provence Estate Builders-Amendment, Docket #461A, Block 23 Lot 55.01, Demolition of Winter Farmhouse and Stone Well:

Mrs. Dunn-Wettre read the prepared position statement and reviewed the report from the Winter Farmhouse and Stone Well Sub-Committee. All agreed to the statement and the report to reject the demolition application. The Commission thanked the Winter Farmhouse Sub-Committee for its work on this project.

Mrs. Grob moved to reject Provence Estate Builders- Amendment, Docket#461A, Block 23 Lot 55.01, Demolition of Winter Farmhouse and Stone Well as set forth in the Commission's position statement and report and Mr. Wohlberg seconded the motion. All approved.

Vote: 7 yes; 0 no; 0 abstain: Bolan, yes; Greene, yes; Grob, yes; Powley, yes; Dunn-Wettre, yes; Wohlberg, yes; Shanley, yes.

Minutes:

December 1, 2014 HPC minutes: Mrs. Green moved to approve the December 1, 2014 minutes as read and Mr. Wohlberg seconded the motion. All approved.

Vote: 7 yes; 0 no; 0 abstain: Bolan, yes; Greene, yes; Grob, yes; Powley, yes; Dunn-Wettre, yes; Wohlberg, yes; Shanley, yes.

January 5, 2015 HPC Minutes: Mrs. Grob moved to table the January 5, 2015 until the March 2, 2015 HPC meeting and Mrs. Dunn-Wettre seconded the motion. All approved.

Vote: 7 yes; 0 no; 0 abstain: Bolan, yes; Greene, yes; Grob, yes; Powley, yes; Dunn-Wettre, yes; Wohlberg, yes; Shanley, yes.

Chair's Report:

Mrs. Shanley reported that she and Mrs. Greene attended the Township Council meeting and stated that the Train Station Museum and other structures should not be part of the reclassification of the DPW property. It should be taken out of the plan and remain separate. She stated that the Township Planner did a presentation of the property and only referenced the Old Train Station Museum site, he did not include it in his DPW property reclassification report. The Planner will be attending the February 23, 2015 Planning Board meeting with his presentation.

Mrs. Shanley suggested that the HPC nominate Carol Greene as author of "Images of America: Mahwah" for the Bergen County Historic Preservation Award and she will complete the application.

Mrs. Grob moved to nominate Mrs. Carol Greene as author of "Images of America: Mahwah" for the Bergen County Historic Preservation Award and Mrs. Powley seconded the motion. All approved.

Vote: 7 yes; 0 no; 0 abstain: Bolan, yes; Greene, yes; Grob, yes; Powley, yes; Dunn-Wettre, yes; Wohlberg, yes; Shanley, yes.

Committee Reports:

Winters Farmhouse: All Commission members thanked the Winters Farmhouse Sub-Committee and especially Mrs. Dunn Wettre for its thorough and excellent report. The Commission members will attend the Planning Board meeting when this is presented as a show of support.

Mahwah Museum: Mrs. Greene had no further report, at this time.

FAQ's-HPC Web Site Page: The Commission reviewed the FAQ's and approved them. The question sequence will change for a better flow of questions and answers. The secretary will post them on the HPC section of the web site.

HPC Historic Home Brochure: No report at this time.

NJ Bergen County CLG Grant: No report at this time.

Joyce Kilmer Poetry Contest: No report at this time.

Cleveland Bridge: Mrs. Powley reported that the Tennessee Gas Line trucks have violated the 10,000 pound limit agreement for traffic on the Cleveland Bridge. She asked permission from the Commission to draft a letter from the HPC to the State Historic Preservation Office requesting that the Mahwah HPC be copied on any SHIPO Office correspondence for the Pilgrim Pipe Line project, so the HPC can keep a better eye on the project. The Commission agreed. Mrs. Powley will report back at the March 2, 2015 HPC meeting.

Quackenbush Barn: Mrs. Powley reported that the painting and repair project will begin in the Spring of 2015.

Carmelite Retreat: Mrs. Greene no report at this time.

New Business: None at this time.

Mrs. Greene moved to adjourn the HPC meeting and Mrs. Dunn-Wettre seconded the motion. All approved.

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

/dms