

Historic Preservation Commission (HPC)

February 1, 2016 Minutes

Meeting called to order at 7:30 pm

Roll Call

Present

Randy Brewster

Rushmee Cuman

Deborah Grob

Anne Powley

Gus Vasiliadis

Ronald Wohlberg

K. Karen Fasouletos

Yvonne Beatrice

Barbara Shanley, Chair

Absent

Jack Bolan, excused

Carol Greene, excused

Sunshine Law: The secretary read the Sunshine Law.

Flag Salute:

Minutes: Mrs. Grob moved to approve the January 11, 2016 minutes as read and Mrs. Beatrice seconded the motion. All approved.

Vote: 9 yes; 0 no; 0 abstain: Brewster, yes; Cuman, yes; Grob, yes; Powley, yes; Vasiliadis, yes; Wohlberg, yes; Fasouletos, yes; Beatrice, yes; Shanley, yes.

Open Public Session: Mr. Brewster moved to open the Public Session and Mr. Wohlberg seconded the motion. All approved.

Vote: 9 yes; 0 no; 0 abstain: Brewster, yes; Cuman, yes; Grob, yes; Powley, yes; Vasiliadis, yes; Wohlberg, yes; Fasouletos, yes; Beatrice, yes; Shanley, yes.

The Chair recognized Mr. James Jaworski, Esq., attorney for the Provence Builders, LLC (owners of Winter Farmhouse). Mr. Jaworski, reported that he and Mr. Tibor Latincsics, PE, PP are attending the HPC meeting to present informal options for the use of the Winter Farmhouse. Mr. Jaworski reported that Mr. Latincsics of Conklin Associates, Consulting Engineers and Land Surveyors, 29 Church Street, Ramsey, NJ 07446 has been retained to investigate a meaningful adaptive reuse of the Winter Farmhouse.

Mr. Latincsics suggested relocation of the farmhouse. He suggested rebuilding the structure utilizing as much of the original material as possible and relocate the structure at the NJNY Trail Conference (NJNYTC) to be used as a toolshed for the NJNYTC equipment. He presented the challenges and details for this suggestion.

The second suggestion utilizes the farmhouse as a Gatehouse for the residents and Mr. Latincsics reviewed the challenges and details for this suggestion.

The third suggestion utilizes the structure as an accessory structure for the proposed new home.

Mr. Brewster stated that he would like to conduct an internal inspection of the farmhouse.

Mr. Wohlberg stated that moving the structure would be too expensive and in his opinion not feasible because the structure would incur permanent damage.

Mr. Vasiliadis asked who would be the owner of the farmhouse, if it was moved to the NJNYTC. Mr. Latinsics reported that it would be re-located on County of Bergen property and be maintained by the NJNYTC.

Mrs. Shanley stated that if the farmhouse was moved it would no longer be eligible to receive historic grants.

Mrs. Shanley also asked if owner made any further repairs to the structure.

Mrs. Beatrice asked if the NJNYTC is interested in accepting the farmhouse. Mr. Latinsics reported that they would, but they would not be interested in adopting a headache.

The Chair stated that the intent of the original HPC recommendation and Planning Board resolution and deed restriction was to maintain the Winter Farmhouse in its original historic location. The Winter Farmhouse would lose its historic value if moved. Therefore, the Committee would not be receptive to moving the Winter Farmhouse.

Mr. Brewster and Mrs. Shanley will meet with Mr. Latinsics on February 2, 2016 at 8:00 a.m. to re-visit the Winter Farmhouse.

The Chair thanked Mr. Jaworski and Mr. Latinsics for their suggestions and informed them that the Commission will discuss the suggestions and get back to them. The Chair invited Mr. Jaworski and Mr. Latinsics to the HPC March 7, 2016 meeting for further discussion.

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

Vote: 9 yes; 0 no; 0 abstain: Brewster, yes; Cuman, yes; Grob, yes; Powley, yes; Vasiliadis, yes; Wohlberg, yes; Fasouletos, yes; Beatrice, yes; Shanley, yes.

Chair's Report

The Chair reported that DPW Directory, Glenn Dowson, was obtaining quotes from contractors for stabilizing the Quackenbush Barn and that George Collard of Frame to Finish was the lowest responsive/responsible quote and that he will begin the stabilizing work as soon as weather permits.

The Chair encouraged the Commission members to take advantage of the Historic Preservation webinars that are available through the State and County Historic Preservation Commissions.

Committee Reports:

Darlington Schoolhouse: No further report at this time.

Quackenbush Barn: No further report at this time.

Winters Farmhouse: No further report.

Glasgow Outhouse: No report at this time.

Carmelite Retreat: No report at this time.

HPC Historic Signs Brochure: Mrs. Powley solicited quotes for the design and printing and will forward them to the HPC secretary to process purchase order to the lowest responsive/responsible vendor.

HPC Facebook Page: Mrs. Powley reported that the HPC Facebook has 50 likes.

Mahwah Museum Liaison: No report at this time.

CLG GRANT: No further report at this time.

Applications: None at this time.

General Discussion: None at this time.

Adjournment: With no further business, Mrs. Grob moved to adjourn the HPC meeting and Mrs. Cuman seconded the motion. The meeting was adjourned at 8:19 p.m. All approved.

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

/dms