

Historic Preservation Commission (HPC)(corrected)

June 1, 2015 Minutes

Meeting called to order at 7:30 pm.

Roll Call

Present

Jack Bolan  
Carol Greene  
Deborah Grob  
Anne Powley  
Gus Vasiliadis  
Ronald Wohlberg  
Barbara Shanley

Absent

Randy Brewster, excused  
Yvonne Beatrice, excused

**Sunshine Law:** The secretary read the Sunshine Law.

**Flag Salute:**

**Open Public Session:** Mrs. Grob moved to open the Public Session and Mr. Vasiliadis seconded the motion. All approved.

The Chair recognized Mr. Richard Greene, 800 Ramapo Valley Road, Mahwah, NJ 07430. Mr. Greene stated that he lives across the street from the Winters Farmhouse. Mr. Greene asked what the present position is in regards to the Winters Farmhouse since the applicant withdrew his demolition application to the Planning Board and stated that they were going to the Mayor and Council to present donating the Winters Farmhouse and well to the Township and suggest relocating the structures to the Township property across the street. Mr. Greene stated that he owns the property across the street and the nearest Township owned property to the Winters Farmhouse is a half mile north of the Winters Farmhouse on the west side of Ramapo Valley Road, and it is the water well property. Mr. Greene asked if the HPC is aware of the Council receiving this proposal. The Chair replied that the HPC is not aware of any proposal presented to the Council. Mr. Greene asked what the Township is doing to move this forward to follow up on the developer's agreement with the Planning Board to maintain the Winters Farmhouse and well. The Chair replied that the HPC had written a letter to the Administrative Officer, Mr. Michael Kelly, requesting that he follow up on the repairs that the Township Attorney listed in his December 2, 2015 letter to the owner, Mr. Alvarez. In response to the letter, the Chair was advised that Mr. Alvarez replied that due to the weather not all the items could be repaired. However, the cellar door and open well have been covered. The Chair has not received a reply from Administrative Official, Mr. Kelly. The Chair also wrote a letter to the Township Attorney, requesting that he contact, Mr. Alvarez and Mr. Alvarez's attorney to set up a meeting to discuss the structural repairs to the house and well and include a time line that the repairs will be completed by.

Mr. Greene asked where the authority is, at this point, and what penalties will be imposed? The Chair replied, that when Mr. Alvarez withdrew his demolition application of the Winters Farmhouse and well to the Planning Board, and suggested donating the structures to the Township and moving them across the street, the Planning Board advised him that he needs to present his proposal to the Township Council not the Planning Board.

The Chair reported that since the Planning Board meeting, she has been contacted by several residents offering their support and volunteering to help save this house, and she has also been contacted by the local newspaper and local radio station for comments. The Chair will follow up with the Township Attorney as to what are the next steps to follow to insure that these structural repairs are completed in a timely manner.

Mr. Bolan volunteered to research what other municipalities have done in similar cases.

The Commission agreed that the Chair should reach out to the Township Attorney to make sure that the repairs are made and if not what is the Township's course of action

**Close Public Session:** Mrs. Grob moved to close Public Session and Mr. Wohlberg seconded the motion. All approved.

**Minutes:**

May 4, 2015 HPC minutes: The May 4, 2015 HPC minutes were tabled until the July 6, 2015 meeting.

**Chair's Report:**

**Mahwah Day:** The Chair reported that Mrs. Beatrice will create the Historic Landmark game board and the prize will be the Havemeyer House Ornament. The Chair and Mrs. Grob will dress in costume this year.

Mr. Wohlberg suggested making buttons of historic sites and selling them. It was decided that the HPC did not have a budget for buttons this year, but would look into it for next year.

**Mahwah Historic Sites Brochure:** Mrs. Powley asked if the HPC had money in the budget for printing a small Mahwah Historic Sites Brochure. Mrs. Powley asked if funds could be requested in the 2016 budget for the brochure. Mrs. Powley will also research what grants may be available to pay for the printing costs.

Let the minutes reflect that at 8:30 p.m. Mrs. Powley excused herself from the HPC meeting.

**Glasgow Outhouse.** The Chair reminded the members that this weekend is the scheduled date to paint the Glasgow Outhouse. The Chair will ask Mrs. Beatrice for the names of the two high school students who volunteered to help paint. Mr. Bolan volunteered an hour in the morning,

**Carmelite Retreat:** Chair reported that the owners of the Carmelite Retreat are requesting a sub-division of the 34 acre lot into two 17 acre lots. This property is in the Highlands, which restricts how the land can be sub-divided and used. The Chair reported that this application, Docket #566 was on the May 18, 2015 Planning Board agenda and she attended that meeting. The applicants have applied for a Highlands Act Remediation Development permit, which would allow them to build on the property. Mr. Nasta is the attorney for the Carmelite Retreat and told Mrs. Shanley that they will do everything they can to market the property as a one piece lot. The Chair will ask the applicant's attorney, Mr. Nasta, to attend the HPC July 6, 2015 meeting to explain the application and why the sub-division line must be so close to the main house.

**Darlington Brook Culvert:** The Chair reiterated that she and Mr. & Mrs. Greene attended a meeting with the County Engineer regarding the widening of Ramapo Valley Road by the Darlington Schoolhouse and the Darlington Brook Culvert. Part of the discussion involved what the facing of the culvert parapets should be made of, and it was discussed that the parapets should be constructed of stone. The County is now presenting plans of the parapet sides constructed of cement painted to look like stone. It was suggested at the May HPC meeting that the County use the stones that are going to be removed from the Knight Goetschius property for the Darlington Culvert parapet siding. The Chair contacted Michele Huges of the State Historic Preservation to see what she could do to persuade the County to use natural stone.

The Chair suggested that the HPC approve the removal of the stones on the Knight Goetschius property and suggest that the County use these rocks for the Darlington Culvert parapet.

Mrs. Grob moved to approve the removal of the row of stones bordering the Knight Goetschius property and suggest that the rocks are used for the Darlington Culvert parapet and Mr. Bolan seconded the motion.

Vote: 6 yes; 0 no; 0 abstain: Bolan, yes; Greene, yes; Grob, yes; Vasiliadis, yes; Wohlberg, yes; Shanley, yes.

**Open Public Session:** The Chair reported that the secretary was contacted by residents owning property on 145 Airmont Road regarding the historic status of their home, which they plan on putting on the market for sale. The Chair reported that she contact the family and asked to meet them. The foundation beams were hand hewed. It is on the Mahwah Historic Sites survey, but it not eligible to be on ordinance because it has vinyl siding. The owners asked if there were any restrictions on the house, and Mrs. Shanley told them no. The house was built in the 1850's and is on Clair Thalls map.

**Applications:**

Apple Ridge Mahwah, LLC Bl. 127 Lot 1, 3-7, 269 E. Crescent Avenue, Docket 559PF. After a thorough review of the plans, it was determined that there is no historic significance to this application.

Mrs. Grob moved to approve Apple Ridge Mahwah, LLC Bl. 127 Lot 1,3-7, 269 E. Crescent Avenue, Docket 559PF with no comments, and Mr. Wohlberg seconded the motion. All approved.

Vote: 6 yes; 0 no; 0 abstain. Bolan, yes; Greene, yes; Grob, yes; Vasiliadis, yes; Wohlberg, yes, Shanley, yes.

**General Discussion:** None at this time.

Mrs. Grob moved to adjourn the HPC meeting and Mrs. Greene seconded the motion. All approved.

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

/dms