

## **Fair Lawn Historic Preservation Commission (FLHPC) Meeting Minutes for July 10, 2013**

- 1) 7:37 PM Call to Order
- 2) Confirmation of Notice to Comply With Open Public Meeting Act
- 3) Roll Call  
Felice Koplik – present  
Amy Hummerstone – present  
Ray Richter – present  
Maureen Moriarty – present  
Rich Ball – present  
Jayshree Patel – absent  
Jasvinder Arjani – absent  
Silvia Patel – absent  
Michele Gehbauer – absent  
Michael Rosenberg – present
- 4) Quorum Declared
- 5) The sole agenda item for the meeting was the proposed development and land swap proposal for the Vanderbeck/Vander Plaat and Naugle sites.

Felice summarized the July 9, 2013 Council meeting and Rich summarized the 2 meetings with the developer. There was discussion and divergent opinions among the commission members as to supporting the land swap proposal, supporting the development itself, a demolition moratorium for the Vanderbeck House and alternatives and implications for the sites going forward. Some believe the land swap represents a realistic plan to save both houses while others do not favor yielding any open space on the Naugle site. Opinions were expressed questioning the assisted living building included in the development land swap plan as well as other details of the plan. It was stated that the developer considers this a preliminary plan that will probably change before a final plan is submitted.

Ray moved and Rich seconded the following motion to support the land swap plan and submit the motion to a vote of the commission:

“The FLHPC, having reviewed and discussed the proposed Barrister Home Construction assisted living development as presented on Sketch “6172013” dated June 17, 2013, supports this development proposal.

“Inherent in this support is the understanding that the proposal preserves the Historic Landmark buildings commonly known as The Vanderbeck/Vander Plaat House and the Naugle House, intact and in their current locations. It is also understood that the Borough of Fair Lawn will be exchanging part of the land comprising the Naugle site for

part of the land comprising the Vanderbeck/Vander Plaat site with the Borough parcel approximating 2.1 acres after the exchange. It is also inherent in this support that any changes to this proposal will not adversely impact either of these houses.

“We understand that this proposal is subject to numerous approvals from the Borough of Fair Lawn and the Green Acres program of the State of New Jersey.

“We also understand that this proposal represents a preliminary plan for the site and is subject to change.

“Should any major changes be required as the proposed development moves forward, the FLHPC reserves the right to review such changes and withdraw their support of this development.”

The motion was deferred as Michael moved and Maureen seconded a motion to postpone the vote on the land swap motion to the next FLHPC meeting. The motion passed.

It was decided an additional meeting of the FLHPC will be held on Monday July 22, 2013 at the later of 8:30 PM or the end of the Open Space meeting in Room 201 at Borough Hall. Felice will arrange the necessary Public Notice of the meeting and Ray will reserve the meeting room.

The following Public Comments were offered:

Pam Coles, Fair Lawn resident, voiced her opinion against the land swap plan calling it illegal and stated she favors a demolition moratorium on the Vanderbeck House.

Michael Roney, Fair Lawn resident, questioned the Borough attorney's take on the demolition moratorium and asked if the plan being discussed tonight is the latest plan, and if not, the FLHPC should consider the latest plan.

H. Gelfand, Harrisonburg, Virginia resident, questioned the developer's motives, feared the historic landscape around the Vanderbeck and Naugle houses could be lost, feels Green Acres will not allow the proposed land swap, does not feel the FLHPC should support the land swap proposal and supports the demolition moratorium.

Peggy Norris, Elmwood Park resident, cited sections of the Borough code in support of the demolition moratorium, supports keeping open space around both the Vanderbeck and Naugle houses to maintain their historic context and does not feel the FLHPC should support the land swap plan.

Jane Diepeveen, Fair Lawn Historian and Fair Lawn resident, questioned the Borough attorney's take on the demolition moratorium, doesn't feel the land swap plan is worth putting driveways around the Naugle House just to save the Vanderbeck House and does not favor the land swap plan.

Larry Koplik, Fair Lawn resident, believes Green Acres would allow some parking on the site, feels the Council would not have to rezone the Vanderbeck site and the proposed plan would be a use variance, has had contact with Green Acres and feels they are not likely to approve the land swap plan, clarified his understanding of the demolition moratorium details and feels the Council is not likely to pass a demolition moratorium.

Robert Berger, Fair Lawn resident, stated that the Vanderbeck site is private property, that this area is flood prone and that any new buildings and paved parking areas on the site will aggravate flooding.

Walter Tuers, Ridgewood resident, believes the Vanderbeck House has been altered and may not be historically significant, questioned the land swap plan as one of "Greeks bearing gifts," questioned the use of the houses once saved, wondered who will be responsible for upkeep of the Naugle House and stated he is not in favor of the land swap plan.

Howard Mark, Fair Lawn resident, suggested Eric Bal draft a revised motion, reported he has questioned the Borough Council on this land swap plan, has concerns about the landscape perspective and is not in favor of the land swap plan.

Maureen moved to adjourn and Amy seconded the motion. The motion passed.

The meeting adjourned at 9:30 PM.

Respectfully Submitted,

Ray Richter