

Fair Lawn Historic Preservation Commission (FLHPC) Meeting Minutes for July 22, 2013

- 1) 8:50 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 – present
Silvia Patel – absent
Michele Gehbauer – present
Michael Rosenberg – absent
- 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.

There was continued 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 still 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 again expressed questioning the assisted living building included in the development land swap plan as well as other details of the plan. It was reiterated that the developer considers this a preliminary plan that will probably change before a final plan is submitted.

Felice reread the motion that was introduced at the July 10, 2013 FLHPC meeting and postponed to this meeting

“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 following Public Comments were offered:

Peggy Norris, Elmwood Park resident, supports saving both houses but not necessarily with the proposed land swap plan and supports the demolition moratorium.

Eric Bal, North Bergen resident, supports saving the Vanderbeck house but is not sure of the best plan to accomplish that, feels the presented land swap plan is too vague and it is premature to support this plan.

Jay Morgenstern, Fair Lawn resident, lives adjacent to the Vanderbeck site and spoke to the developer stating the developer’s land purchase contract is a contingent one, and that the area behind the Vanderbeck House is not open space but heavy woods.

Walter Tuers, Ridgewood resident, is a Vanderbeck descendant and does not support doing favors for the developer.

Howard Mark, Fair Lawn resident, noted similarities in saving the Vanderbeck House to the efforts to save the Naugle House and does not support the land swap proposal.

Robert Berger, Fair Lawn resident, suggests a bonding referendum to save the Vanderbeck site, expressed concerns about the foundations of both the Vanderbeck and Naugle houses given the water runoff from the proposed development and does not support the land swap motion.

Pam Coles, Fair Lawn resident, feels the FLHPC should recommend saving the Vanderbeck House, feels the FLHPC should not support the land swap plan, feels the proposed building is too large and imposing for the site and it will overshadow both historic houses and that it is not the job of the FLHPC to support a plan such as the proposed land swap plan.

Larry Koplik, Fair Lawn resident, stated the developers contract on the property is contingent, believes Green Acres is not likely to approve the land swap plan, feels the current owner will demolish the Vanderbeck House if the land swap proposal is not

approved by Green Acres, feels the FLHPC should move to save the Vanderbeck House but not by supporting the land swap plan.

Glen Bolofsky, Fair Lawn resident, feels the FLHPC should exert pressure on the developer to not demolish the Vanderbeck House and would support development of the site if the Vanderbeck House were saved.

Wendy Dabney, Fair Lawn resident, does not support the land swap support motion before the FLHPC as the motion is currently drafted, would change the motion to support a land swap, not necessarily this proposal, only if both houses were saved. She agreed with Glen Bolofsky's comment to pressure the developer to not demolish the Vanderbeck House.

Kevin Tremble, Tenafly resident and member of the Bergen County Historic Sites Advisory Board, questioned the role of Bergen County in trying to purchase the Naugle site and would approval of Bergen County be necessary for any land swap involving the Naugle site.

Howard Mark, Fair Lawn resident, feels development of the Vanderbeck site could ruin the historic value of both the Naugle and Vanderbeck sites.

Wendy Dabney, Fair Lawn resident, suggested the FLHPC ask the owner to protect the Vanderbeck House as it is subject to deterioration and that any FLHPC action should seek a good faith effort on the part of the owner to protect the house.

Ray moved and Amy seconded a call for a vote on the land swap motion. The motion did not pass with the vote being 3 in favor (Amy, Ray and Rich) and 4 opposed (Felice, Michele, Maureen and Jasvinder).

Felice will consider new motion drafts or a letter and discussion points for the Vanderbeck site and asked FLHPC members to e-mail her with suggestions to go forward.

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

The meeting adjourned at 10:45 PM.

Respectfully Submitted,

Ray Richter