

Fair Lawn Historic Preservation Commission (FLHPC) Meeting Minutes for March 19, 2014

- 1) 7:35 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 – present
 - Jasvinder Arjani – absent
 - Michael Rosenberg – absent
- 4) Quorum Declared
- 5) Members of the public Marc Colyer, Jay Morgenstern, Claude Bienstock, Larry Koplik, Pam Coles, Eric Bal, Bob Milanese and Mayor John Cosgrove were welcomed to the meeting.
- 7) Silvia Patel has provided a resignation letter to the council.
- 8) Eric Bal and Larry Koplik were recognized as advisors to the commission. The commission members had a brief discussion to confirm the approach to designating advisors and agreed to review further at a future commission meeting.
- 9) Mary Cosgrove reported that the council is working on appointing a permanent liaison to the commission.
- 10) The approval of meeting minutes were moved to the end of the meeting to allow the commission to focus on the discussion of site plans for the Vanderbeck site.
- 11) Bob Milanese from Barrister development provided an update on the plans for the Vanderbeck site.
 - The site plan includes demolition of the house.
 - Options were reviewed to incorporate Vanderbeck into the site plan but no viable options were found. The driveway was moved as far from Naugle as possible.
 - Developer has contractual obligations to meet certain dates for application approvals. The dates are approaching so the project will begin to move forward.
 - Plans will be submitted within two weeks.
 - Anticipates plans will be before a board within 2-3 months.

- Rejection of plans will lead to renegotiation with the property owner to develop single family housing on the property. The property is currently zoned for Single family housing. The house would be demolished and 6-7 lots would be planned on the site.
- The developer is willing to have the Vanderbeck house moved. He has had two movers review the site and discussed rebuilding the original foundation at the new site. He plans to obtain two more estimates on the cost of moving the house.
- Developer said he would not apply for demolition permits for the Vanderbeck house prior to an application decision while he had control of the project.

12) The commission discussed the option of moving the house.

- Green Acres approval required.
- Borough would need to review maintaining the home.
- Mayor John Cosgrove suggested that the County might be a good resource to maintain the home.
- The commission agreed to send a letter to the council to request they contact the county to explore options for maintenance of the Naugle and Vanderbeck sites.
- Rich mentioned that a 501C3 could be created to maintain the house.

13) Felice handed out documentation on historic preservation including the Rehabilitation subcode and tax incentives for historic property maintenance and the commission reviewed and had a brief discussion.

14) The minutes for the January 8, 2014 and February 12, 2014 meetings were approved by the commission with corrections.

15) Felice announced that the Master plan meetings will begin on April 7.

16) Public Comments

Jay Morganstein is a neighbor of property. He asked what type of facility would be built. The developer answered it is not decided but would probably be 70% assisted living and 30% memory care.

Marc Colyer gave a passionate plea to save the house as it is a large part of American history and mentioned that the master plan demographic does not support the beneficial use argument.

Mayor John Cosgrove discussed the challenges faced by the commission and public in the effort to preserve the Vanderbeck property and stated that the plan to move the house is a way to preserve the house.

Pam Coles asked how many units would be built and questioned if the community needed or could afford the units. The developer stated that roughly 90 units would be planned and that a 'Needs' study was conducted for Bergen County prior to undertaking the project. That study showed a high need for assisted living and memory care in the County.

Claude Bienstock thanked all in attendance for their commitment to preserve history. He cited the examples of Garretson, Cadmus, and Naugle as previous successful efforts to preserve history and urged everyone to keep up the fight to save the house.

Ray moved to adjourn and Rich seconded the motion. The motion passed.

The meeting adjourned at 9:00 PM.

Respectfully Submitted,
Rich Ball