

## **Fair Lawn Historic Preservation Commission (FLHPC) Meeting Minutes for May 13, 2015**

- 1) 7:35 PM Call to Order
- 2) Confirmation of Notice to Comply With Open Public Meeting Act
- 3) Roll Call
  - Amy Hummerstone – present
  - Ray Richter – present
  - Rich Ball – present
  - Felice Koplik – present
  - Maureen Moriarty – present
  - Jayshree Patel – absent
  - Michael Rosenberg – absent
  - Howard Sperling - present
- 4) Quorum Declared
- 5) Fair Lawn residents Jay Morgenstern, Larry Koplik, Howard Mark, and Claude Bienstock were welcomed to the meeting.
- 6) The minutes for the March and April meetings were reviewed and approved with corrections. There was no meeting in April due to a lack of a quorum.
- 7) The commission reviewed letters in response to the request for input on historic impact for the replacement of windows at the Radburn School and PSE&G construction work on Banta place. Slight changes to the wording of the letters were made based on the review.
- 8) The commission reviewed the outcome of the Zoning board meeting for the Vanderbeck property and discussed if the developer would appeal the decision or submit a new plan. The commission also discussed next steps now that the application for the development plan has been denied. Ideas reviewed included:
  - a) Encourage the Open Space commission to apply for grants to purchase the property.
  - b) Approach the developer to request that the new plan separate the Vanderbeck house from the new development so that it can be purchased separately. Walter Tuers has expressed interest in purchasing the house if separated.

9) Commission goals for the year were reviewed.

a) Create and ask council to pass a local preservation ordinance to protect publically owned historic properties. The Cadmus, Naugle, and Garretson properties were discussed as properties to include in the ordinance. The commission also discussed if the Radburn train station and Washington school could be added.

b) The commission also discussed the creation of historic easements for privately owned properties as a goal for the year.

10) Felice provided an overview of the 2015 Bergen County Preservation Awards ceremony to the commission members. The commission discussed opportunities for submitting nominations for the 2016 awards.

11) Public Comment

Jay Morgenstern, Fair Lawn resident – stated that 2 vehicles were at the Vanderbeck house on May 1 and people were in the house and removed a door. They were authorized to be at the house by the developer.

Claude Bienstock, Fair Lawn Resident – congratulated the commission and said that great things can happen when we work together.

Howard Mark, Fair Lawn resident – expressed concern that vandalism could occur at the Vanderbeck house and relayed his experience in reporting vandalism at the Naugle house. He also discussed photos he took of the Naugle house and gave the commission an article on a replica of Lafayette's ship that is currently being sailed.

Larry Koplik, Fair Lawn Resident – commented on the zoning board to deny the developer application for the Vanderbeck property. He stated that the original plan was for 88 rooms in 6/2013 and has since grown to 123 rooms. He commented that the developer had argued for highest best use of the property and that is an argument that Zoning denies. Zoning allows reasonable use. He discussed concerns on the destruction of the Vanderbeck house and advised that the best approach to save the Vanderbeck house would be to make a proposal with the least financial impact to the borough as possible. He stated that a good use of the property would be for the project to own the property and lease the Vanderbeck house to a non-profit organization but to have a historic easement on the house to ensure it is preserved.

Ray made and Maureen seconded a motion to adjourn and the motion passed.

The meeting adjourned at 9:10 PM.

Respectfully Submitted,

Rich Ball