

Fair Lawn Historic Preservation Commission (FLHPC) Meeting Minutes for January 13, 2016

- 1) 7:40 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
Howard Sperling – present
Joseph Petta – present
Judith Slishman - absent
- 4) Quorum Declared
- 5) Marc Colyer, Jay Morganstern, Claude Bienstock and Larry Koplik of Fair Lawn were welcomed to the meeting.
- 6) A new member, Judy Slishman has been appointed to the commission.
- 7) Officers were elected. Chair - Amy Hummerstone, Vice Chair – Ray Richter, Secretary – Rich Ball.
- 8) The minutes for the December meeting were reviewed and approved with corrections.
- 9) The 7-Eleven application was discussed. The plans were updated to address the historic concerns. The vote on the development will be at the January zoning board meeting.
- 10) The Vanderbeck property was discussed. The planner report to the council favors granting the zoning for the town houses. The report also contains a number of recommendations / conditions to reduce the impact of the development on the historic site and the Naugle site. Commission members discussed concerns on the impact of building town houses on the Naugle house property. The emergency road access on the easement through Naugle property was also discussed as a concern. The potential impact on the Naugle property is a consideration when determining if the commission should support the recommendation in the planners report.
- 11) The discussion on the historic ordinance was deferred to the February meeting. During a brief discussion, Rich raised concerns that an ordinance may make it more difficult to maintain the Cadmus house borough museum. The concern will be

addressed when the ordinance is drafted by including elements in the ordinance that make it restrictive to protect the historic integrity of structures yet practical.

12) The Green fair was discussed. The Fair will be held at the community center on March 9. This is the same evening as the March commission meeting. Ideas were discussed on moving the commission meeting or holding it in tandem with the Green Fair.

13) The program night was discussed. Some ideas for the night include: Impact on railroads on Fair Lawn and Bergen county, political history of Fair Lawn, the corner Exxon in Radburn. Howard will try to find a contact at New Jersey Transit that can assist.

14) Public Comment

Jay Morganstern said that he was contacted by the developer with an update on the development plan for Vanderbeck. The plan calls for 22-24 units, renovation of the Vanderbeck house and the units will have a high cost. Regarding the emergency road access, he stated that the Allendale development had an emergency road access blocked by a gate but the gate was always open.

Larry Koplik advised the commission that the program night event should contain material to educate the public on the process of historic preservation. Regarding the emergency entrance concerns he stated that they are generally not used but that the real question is how it will be built. Larry provided the commission with a detailed review of the planner report to the council on the zoning for town houses. He highlighted that the planner said that zoning could be granted with conditions and that the planner recommended amending the master plan to avoid spot zoning issues.

Marc Colyer expressed concern that the commission is working closely with the developer. He doubts the developer will do a good job in preserving or restoring the property and is pushing for the borough to purchase the property. He reminded the commission that the master plan calls for the property to be preserved. He asked that the commission do everything possible to save the property.

Claude Bienstock stated that the commission is on the right track and encouraged the group to keep up the good effort. He encouraged the commission to keep the public informed and suggested that publicity will help engage volunteers.

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

The meeting adjourned at 9:05 PM.

Respectfully Submitted,

Rich Ball