

**TOWNSHIP OF WYCKOFF
HISTORIC PRESERVATION COMMISSION
MAY 17, 2022 MEETING MINUTES**

The May 17, 2022 Historic Preservation Commission meeting was held in the Court Room in Memorial Town Hall.

Doug Swenson called the meeting to order at 7:04 p.m.

Ms. Mitchell read the Open Public Meeting Notice: The May 17, 2022 Open Public Meeting of the Wyckoff Historic Preservation Commission is now in session. A 48-hour notice of this meeting was sent to the Record, The Ridgewood News, and the North Jersey Herald and News; all newspapers having general circulation throughout the Township of Wyckoff and was posted on the Wyckoff website where agendas are posted.

Roll Call

Commission Members Present: Rudy Boonstra, Mayor; Doug Swenson, Chairman; Richard Lynch, Steven Zmuda, Beth Van Emburgh, Joseph Cestaro, Curtis Bajak (via phone), and Maureen Mitchell.

Absent: Patricia Constance and Joseph Haftek.

Old Business

The March 8, 2022 meeting minutes were approved by the Commission Members.

New Business

Mayor Boonstra announced that Brigitte Bogart, the Township of Wyckoff Professional Planner, was present to talk about the process of including the fourteen (14) Wyckoff historic structures listed on the National Registry into the Master Plan.

Ms. Bogart stated that she is Professional Planner in the State of New Jersey and has been a long time resident of Wyckoff. She has done a lot of Historic Preservation work and Master Plan work for different municipalities. Ms. Bogart explained that in order to include the historic structures in the Master Plan, the first step is to add the Historic Element to the Master Plan. When the Master Plan is updated, the Historic Preservation Ordinance must be included in the Historic Element. Once that is in place, the HPC will present the Historic Site Survey, which has been prepared by the members, to the Planning Board. At that time, recommendation should be made as to how the historic structures will be preserved or regulated.

Mr. Swenson asked if the Commission would have to go through this process each time another historic structure is added to the Historic Element of the Master Plan for preservation.

Ms. Bogart said that once the updates to the Master Plan are presented to the Planning Board, the HPC will request that the initial fourteen (14) homes are included in the Master Plan via the Ordinance. She added that as many structures or areas may be included at that time or in the future.

Mr. Lynch asked how additional structures will be added to the Master Plan in the future.

Ms. Bogart stated that it will happen by way of an amendment to the Master Plan. She suggested that the Commission notify the Planning Board that there are other structures in addition to the initial fourteen (14) that may be added in the future.

Mayor Boonstra suggested adding language to the Ordinance which states that the HPC is recommending preservation of historic structures including but not limited to the initial fourteen (14) structures being presented at this time.

Mr. Cestaro asked if we could add more specific language as to what materials must be used to repair the historic structures such as stone, or siding, or color.

Ms. Bogart stated that the local ordinances for historic preservation are the most powerful tools to preserve or regulate any of the homes or districts so adding that specific language in the ordinances and the Master Plan would be appropriate.

Mr. Lynch said the main goal is to prevent having any of the homes bulldozed.

Ms. Bogart stated that the issue with bulldozing is that State law says you have six (6) months to preserve a property. If the town cannot come up with the money to purchase the property within the six (6) months, the home can be demolished.

Mr. Zmuda asked if we could add the Triangle Business District to the Master Plan Element at some point in the future.

Ms. Bogart stated that we can always add to the Master Plan. She suggested including the Business Triangle and perhaps identify specific structures within the Triangle.

Mayor Boonstra said that when the Historic Element is added to the Master Plan, it accounts for twenty (20) points towards Sustainable New Jersey which is a very attractive number. The deadline is August 20th, so we don't want to delay the process.

Ms. Bogart pointed out that a lot of the grant funding goes to the connection between historic preservation and open space which is very important. She asked if the HPC could provide her with a map that shows the Township's parks or open space in relation to the 14 historic homes.

Mr. Cestaro said that he identified the 14 structures on the Zoning Map and will provide the map.

Mr. Swenson spoke about the planned window replacement at 310 Crescent Avenue. The homeowner provided the details of the type of windows that will be installed, and they look like the original windows. Mr. Swenson said he feels confident that they are complying with what we are looking for people to do based on the ordinance with regard to exterior renovations.

Ms. Van Emburgh made a motion to approve the replacement windows. Second, Mr. Bajak. Voting in favor: Mayor Boonstra, Mr. Swenson, Mr. Zmuda, Mr. Cestaro, Ms. Van Emburgh, Mr. Lynch, Mr. Bajak, and Ms. Mitchell.

Mr. Swenson then spoke about the home at 250 Crescent Avenue. The homeowner had sent an email to Ms. Mitchell stating that the porch supports are rotting, in danger of collapsing, and need to be replaced. The homeowner also asked if the Historic Preservation Commission or the Township assist financially in the upkeep of historic homes in town.

Ms. Mitchell stated that she informed the homeowner that there is no financial assistance from the HPC or the Township for maintaining a historic home.

Mr. Swenson asked Mr. Lynch, Mr. Zmuda and Mr. Cestaro if they could determine whether or not the existing posts are original to the home.

Mr. Lynch stated that the design of the porch is similar to the porch on his home which puts in in the time period of the 1850's. He recommended advising the homeowner to use a polymer structure instead of wood because wood will not last as long.

Mr. Cestaro asked what the end goal is with this matter because the Commission should make recommendations before the porch collapses or is repaired in a way that is not in keeping with the history of the home.

Mr. Swenson said the goal of the HPC is to provide the homeowner with recommendations for replacing the posts with posts that replicate what is there now.

Mr. Lynch suggested contacting the homeowner to have a conversation about how to proceed with the repairs.

Mayor Boonstra said we can have a conversation with the homeowner about the repairs in an advisory capacity, not an enforcement capacity.

Mr. Swenson asked Ms. Mitchell to send an email to the homeowner stating the Architects on the HPC would be happy to speak with him and provide recommendations about repairing the porch if he is open to that.

OPEN TO THE PUBLIC
NO ONE FROM THE PUBLIC COMMENTED
CLOSED TO THE PUBLIC

Mr. Cestaro mentioned that the roof at Town Hall needs to be replaced. The older section of the building currently has a slate roof and the newer section in the rear has an asphalt shingle roof. He said the building represents the Town and he feels that the roof should be replaced with slate because although the building is not considered historic now, in another 50 years it will be.

Mr. Zmuda recommended making a presentation of the materials, costs, and life span of the slate roof versus the asphalt roof to the committee members who are making the decision about the roof.

Mayor Boonstra said this has been a topic of discussion for years. He added that Town Hall was built in 1953-54 and at that time, many government buildings were constructed in a boxy Frank Lloyd Wright style, but the Wyckoff Town Hall was designed in a beautiful Williamsburg style which is timeless. The Mayor said the building will remain timeless for years to come so it would make sense to replace the roof with slate.

There being no further business, a motion to adjourn the meeting was made, seconded, and passed unanimously. The meeting concluded at 8:15 pm.

Respectfully submitted,
Maureen Mitchell