

**MINUTES OF THE REGULAR MEETING
OF THE LANDMARKS COMMISSION OF THE
BOROUGH OF SADDLE RIVER
HELD July 9, 2014**

PRESENT: Commission Chairman Jon Kurpis Commission Members: Mary Bello, Maria Harper, Joanne Kakaty, Jack LaViano

ABSENT: Commission Members Michael Trepicchio & Gloria Blumenthal
Council Rep. Al Kurpis

PRESIDING: The meeting was called to order at 7:05 p.m.

PUBLIC NOTICE: "Notice of this meeting in compliance with the Open Public Meetings Act Chapter 231 of the laws of 1975, has been given by posting a notice of the scheduled dates of all regular meetings of the Landmarks Commission of the Borough of Saddle River on the bulletin board in the Municipal Building and in the office of the Borough Clerk and by emailing a notice thereof to the Ridgewood Newspapers and The Record on December 23, 2013 and on the Borough website.

APPROVAL OF MINUTES: A motion was made to approve the May 28, 2014 minutes by Joanne Kakaty. Seconded by Jon Kurpis
Roll Call Vote: AYES, Unanimous

DESIGNATION/APPLICATIONS:

**Blk. 1401 Lot 14.01
73 East Allendale Road
Elevate Building 4 ½ feet, install new foundation
Due to flooding
APPROVED**

Chairman Kurpis stated that Saddle River ranks fourth in the State of New Jersey for the number of historic buildings and this particular building has great historical importance. As it is located adjacent to the Saddle River and is extremely prone to flooding, the owner has requested to elevate the structure four and a half feet, on the same foot print, so that it may be utilized for a viable business. The Commission was in agreement that the foundation would need to be addressed in order to insure that it was esthetically compliant.

At this time, Frank Rocco and Mike O'Day, employees of Hekemian, LLC, the managing agent and owner of Barnstable Court in Saddle River introduced themselves and gave a brief overview of the application.

The Commission was in receipt of photographs of the existing building as well as the proposed architectural renderings of the building. These plans and photos were addressed in detail at this time. The building was severely flooded in June of 2011, making it uninhabitable and the applicant is proposing this plan for the preservation of both its historic and structural integrity.

Chairman Kurpis stated that the plan was extremely thorough; he asked specifically about the foundation and asked for clarification about this aspect of the project. Mr. Rocco addressed this issue, stating that it is currently proposed to be poured concrete but will be significantly landscaped in order to provide a visual buffer. Any type of veneer installed over the poured concrete could retain water in the event of a flood, causing a potential mold issue.

The Commission suggested staining the concrete foundation in order to minimize the color contrast to the building. Mr. O'Day was not in favor of this idea and suggested that the utilization of landscaping to cover the foundation be the first approach. If this was not sufficient in time, alternatives would be addressed. Chairman Kurpis stressed that this is a highly visible location and the focus must be on making the end result as esthetically pleasing as possible while working the design in with the current streetscape project for that area.

The potential landscaping was discussed and the use of arborvitae is being proposed. The submission of a landscape plan as a condition of granting a Certificate of Appropriateness was addressed. Mr. Rocco reiterated that, if after the landscaping is installed, additional shrubs are needed it would not be a problem to install them.

The staircase railings were also addressed and they are proposed to be wrought iron; the Commission was in agreement.

It was decided that a Certificate of Appropriateness would be granted as presented, with the condition that the landscaping be ample enough to effectively shield the foundation of this building. Additionally, the Commission will access the project within six months to determine if there is a need for additional shrubs or to address the viability of a cost-effective stain option for the foundation.

A motion to approve this application with the above-mentioned conditions was offered by Mary Bello
Seconded by Joanne Kakaty
Voice Vote: AYES, Unanimous

OLD BUSINESS:

NEW BUSINESS: Joanne Kakaty inquired about the possibility of having a Landmarks Commission office in the Marker house. It was determined that this inquiry would be brought to the Mayor and Council for their consideration.

A motion to request that the Landmarks Commission be granted office space to house the historical archives in the Marker house was offered by Joanne Kakaty. Seconded by Maria Harper
Voice Vote: AYES, Unanimous

Chairman Kurpis addressed the interior of the Saddle River Museum and stated that he would like to have this project completed before December 8, 2014 as this is the 120th anniversary of Saddle River. The Commission discussed ideas for a grand opening of the Museum and it was suggested that it be part of the Holiday Tree Lighting ceremony.

It was decided that plans for the grand opening of the Museum in conjunction with the Tree Lighting would be further addressed at the September 24, 2014 meeting of the Commission.

ADJOURNMENT: A motion was made and seconded to adjourn the regular meeting of the Landmarks Commission.

Respectfully submitted,

Joy C. Convertini
Secretary