

**MINUTES OF THE REGULAR MEETING
OF THE LANDMARKS COMMISSION OF THE
BOROUGH OF SADDLE RIVER
HELD JUNE 22, 2016**

PRESENT: Commission Chairman Jon Kurpis; Commission Members: Joanne Kakaty, Mary Bello, Maria Harper, Gloria Blumenthal, John Lasalandra, Ferne Lambert, Council Rep. Liz Salazer

ABSENT: Commission Members: Michael Trepicchio

PRESIDING: The meeting was called to order at 7:15 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 Herald News and The Record on December 16, 2015 and on the Borough website.

APPROVAL OF MINUTES: A motion was made to approve the April 27, 2016 minutes by Jon Kurpis. Seconded by Gloria Blumenthal
Roll Call Vote: AYES, Unanimous

BUILDING INFORMATION SESSION:

**Chip Gildea
156 West Saddle River Rd.**

Jonathan Kurpis informed the Commission that the property at 156 West Saddle River Rd. has a potential buyer inquiring about renovating. He then gave some history on the building, explaining it was once the Post Office. He further informed the Commission that he was completely against renovating a landmark of such historic value however; he met with Chip Gildea and the architect and was shocked at the condition of the building. He then came to the conclusion that the renovations are out of necessity and not vanity.

John Liggero of Liggero Architecture, LLC introduced himself and distributed picture exhibits. He explained that the foundation is deteriorating and the building has been through many renovations. He further explained the two things he always looks at in analyzing a building are the ridge and basement of the structure. He explained to everyone the renovations being proposed, including razing the structure and putting it back on the same footprint. He explained that the foundation is one problem; however, the structure is also in trouble. He further explained it is missing a footing and doesn't understand how it is standing. Mr. Liggero explained to the Commission that he can renovate the building while still preserving the look of the structure, which is their goal. He further listed all the material he would try to reuse including windows, stairs, siding, floor plankings, doors, gutters, snowbirds and beams.

Jonathan Kurpis stated that a turning point in his decision was during his walk through of the structure when he saw the basement and the bay window. He stated that the structure is so close to the road, the bay window is getting damaged by rocks kicking up from the road and the foundation was in distress.

John Lasalandra opened up a discussion about what the Commission's threshold is in maintaining and preserving this structure as a historical home. The Commission went into a lengthy discussion on what makes a historic building and how many changes can you make before it loses its authenticity. They

discussed the Statue of Liberty renovations and that as long as the footprint, outside appearance and culture context does not change it can remain a landmark.

A motion was made to by Jon Kurpis to make an informal vote pending an application. Seconded by Gloria Blumenthal
Roll Call Vote: AYES, Unanimous

DESIGNATION/APPLICATIONS:

**Wandell School
97 East Allendale Rd.
Replace Existing Signage in Front of School
Add New Signage in back of School
APPROVED**

Jonathan Kurpis briefed the Commission on the last application for this signage. He stated that the Landmarks Commission didn't want to put the LED sign in the front of the building, being visible from the road.

John Lasalandra explained and showed the Commission how the Board of Education came up with a compromise and solution to make both parties happy. He proposed putting a new wooden sign in the front of the school and putting the LED sign in the rear. He further explained that the LED sign would be on a timer as to not stay lit all night.

The Commission discussed the pros and cons and received clarification on the width and height of the new signage.

A motion to approve the front sign application was offered by Jon Kurpis and seconded by Joanne Kakaty
Roll Call Vote: AYES, Unanimous. John Lasalandra recused himself.

A motion to approve the rear sign application was offered by Jon Kurpis and seconded by Joanne Kakaty
Roll Call Vote: AYES, Unanimous. John Lasalandra recused himself.

WORK SESSION:

Review of the updates to Colonial Shopping Center application so it can be re-approved

Jonathan Kurpis explained to The Commission that there were minor changes to the Colonial Shopping Center application after it was approved by the Landmarks Commission and Planning Board. He further explained that the Building Department would like an informal re-approval of their application before issuing them a permit. He stated that a copy of the revised plans is on file for review.

OPEN TO THE PUBLIC: No one wished to be heard.

OLD BUSINESS:

The Bishop House: Jonathan Kurpis stated that the Mayor and Council will be adopting a resolution in order for the Borough to have control of the Bishop House. He further explained he was very disheartened by this as he felt a great Bishop House Committee had just been appointed using a perfect fit in Council Rep. Liz Salazer. He further explained that Council Member Salazer has Landmarks experience and carries an engineering degree. He further explained that he felt this Committee has not had time to prove what they can accomplish. He further explained that the Bishop House is going into a new era in which it is now Borough owned but kept the Bishop House members in place. He further explained that with the resolution it would put another job on Les Shenkler, the Borough Administrator.

Ferne Lambert informed The Commission that she had given Les Shenkler, The Borough Administrator a list of repairs needed over a year ago. She further informed The Commission that she has not received a budget despite inquires.

Council member Liz Salazar suggested to the Commission that the Bishop House members, herself included, set up a meeting with Martin Spence, Borough Engineer and John Scialla, Borough Construction Official.

Joanne Kakaty explained that there is an immediate need to have The Bishop House professionally cleaned on a regular basis.

Jon Kurpis made a motion to give up to \$200 a month out of Landmarks Commission's budget until the end of the year to The Bishop House for cleaning purposes and seconded by Joanne Kakaty.

Voice Call Vote: AYES, Unanimous

The Saddle River Museum: Jon Kurpis informed the Commission that the Open House scheduled for Memorial Day was supposed to be a special exhibition featuring Grant Hanson and his artifacts. He explained that although it was cancelled due to weather The Saddle River Museum Committee would be deciding permanent times of operation.

Resident Vincent Blehl expressed interest in becoming a member of The Bishop House Committee.

A motion was made by Jon Kurpis and seconded by Mary Bello to appoint Vincent Blehl as a member of the Bishop House.

Voice Vote: All Ayes, Unanimous

NEW BUSINESS:

Jon Kurpis briefed the Commission on the history of Wandell School. He further explained that the council decided to gift Wandell School with a cupola however was not received well by every Council Member or resident. He asked for an informal vote by the Commission.

A motion was made by Jon Kurpis and seconded by Joanne Kakaty to support that Wandell School be gifted a cupola.

Voice Vote: All Ayes, Unanimous

John Lasalandra informed the Commission that he is on the Wandell School Centennial Committee and is open to suggestions from the Landmarks Commission.

ADJOURNMENT: A motion was made by Joanne Kakaty and seconded by Mary Bello to adjourn the regular meeting of the Landmarks Commission.

Voice Vote: All Ayes, Unanimous

Respectfully submitted,

Mary Cremer
Secretary