

Historic Preservation Committee Meeting Minutes – September 21, 2021

A meeting of the Mountain Lakes Historic Preservation Committee (“HPC” or the “Committee”) was held on Tuesday, September 21, in the Mountain Lakes Library Community Room. In attendance were Alex Gotthelf, Allison Nacim, Sueanne Sylvester, Margaret DeWitt, Mark Hoffman, Ryan Astrup, Brian Adams and Borough Council Liaison Cynthia Korman. Absent were Andy Scott, Rob Infante, Ranjan Bose, Justin Savage and Frances LaMuraglia.

Approval of Prior Meeting’s Minutes

The minutes of the June 15 meeting were unanimously approved.

Chair’s Report

See sub-committee reports.

Borough Liaison Report

Cynthia reported that the Borough is ready to put Gillian Strauss’s documentary on the website but they can’t seem to get it from her.

Treasurer’s Report

No Report at the time of meeting

Archive

Ted from EJ Peters Company dropped off a bunch of original Hapgood documents found at 150 Boulevard in the attic. They were placed in the archive.

Social Media / Outreach

No updates.

Bulk Incentives Ordinance

No updates.

Salvage

Alex received a donation of trim and some doors, and received a \$150 donation from Katy Roberts and Chris Gebhardt who took 2 French doors.

There was some water in the salvage shed from the storm. Alex will attend to it with the help of DPW.

Oral Histories

No updates.

Fundraising / Grants

Margaret sold 4 plaques over the summer.

Upcoming Events

No community events are scheduled at this time due to COVID 19.

Old Business / Action Items

Bulk Incentives Ordinance Checklist Update:

Mark is going to take a look at the checklist and attempt to simplify it.

Bulk Incentives Self-Certification Update:

No updates.

Update website for house plaque order form:

This has been completed.

The Station grant and repairs:

Cynthia will let Alex know when he needs to contact the grant writer.

Cynthia has notified the borough manager about the crumbling stone walls there. She says there are borough employees with historic preservation expertise who may be able to help. Alex will connect Cynthia to his wife Jill Gotthelf.

New Business

North Glen Road Improvements Authorization:

Alex was contacted by the town since there was roadwork happening. If it's a county road, they notify HPC, but there was no impact on historic structures.

New member info:

We welcomed new member Ryan Astrup, and new At Large Advisor Brian Adams, both Hapgood owners who have been in town for some time now.

Flooding at library and salvage shed:

Water got into the archive during the storm and unfortunately some things were stored on the floor. Margaret and Rob cleaned up. Damage was limited to some notecards printed for fundraising.

EDAC—Mountain Lakes Market Place Redevelopment:

Mark and Alex attended a Zoom meeting of EDAC. Mark presented the key takeaways. Chris Richter presented a development concept for the Marketplace area ("Hapgoods"/Midvale Store specifically) on Midvale Road and led the discussion. Mark and Alex got the impression that EDAC's direction for proposed development was going to incorporate physical preservation of "Hapgoods" (Midvale Stores), the key historic building in that area. Additionally Chris indicated that any development adjacent to Hapgoods would have to derive height and scale restrictions from Hapgoods. Mark and Alex expressed support for that approach but communicated the need to have more detailed information and ultimately have input in the design decisions.

Town Club Newcomers Event:

Saturday night is the newcomers event party. Sueanne wants to have some information there on a flyer for people to learn about HPC. A volunteer group would need to be organized.

Bulk Incentives Ordinance:

We discussed an eligibility request for 15 Point View Place as an example of the bulk incentive ordinance in action. Alex Gotthelf explained the plan and the blueprints.

Bulk Incentive Ordinance -- Exception Request:

Alex Gotthelf, AIA presented an exception request for 76 Kenilworth Road, Thompson Residence in his capacity as an architect for the Thompsons. This request arose from a variance application to the Mountain Lakes Zoning Board of Adjustment. The variance was granted but the Zoning Board wanted HPC's approval. Alex explained that the Thompsons were seeking to restore a covered porch on the side of the house that had been removed many years ago. The prescriptive requirements of the Ordinance are that any additions on a Street Facing Façade must be set back by 12 inches or more. The porch was on the side of the house but part of the Street facing façade. The justification for the exception is that 1) this is a restoration of an original element and not a new addition and 2) the original porch was not set back as there is evidence from the original porch still apparent on the house. Alex recused himself from voting. The committee voted and approved the exception.

Public Comments

There were no public comments.

Date for Next Meeting

Next meeting date – Tuesday, October 19 at 7:30.

There being no further business, the meeting was adjourned.

Minutes prepared by Allison Nacim and Alex Gotthelf.