

**TOWNSHIP OF WYCKOFF
HISTORIC PRESERVATION COMMISSION
MARCH 12, 2024 MEETING MINUTES**

The March 12, 2024 Historic Preservation Commission meeting was held in the Conference Room in Memorial Town Hall. Doug Swenson called the meeting to order at 7:10 p.m.

Ms. Mitchell read the Open Public Meeting Notice: The March 12, 2024 Open Public Meeting of the Wyckoff Historic Preservation Commission is now in session. In accordance with the Open Public Meetings Act, notice of this meeting appears on our annual schedule of meetings. A copy of said annual schedule has been posted on the bulletin board in Memorial Town Hall; a copy has been filed with the Township Clerk, The Record, The Ridgewood News, and the North Jersey Herald News – all newspapers with general circulation throughout the Township of Wyckoff. At least 48 hours prior to this meeting, the agenda thereof was similarly posted, filed, and emailed to said newspapers.

Roll Call

Present: Doug Swenson, Patricia Constance, Richard Lynch, Curtis Bajak, Steven Zmuda, Beth Van Emburgh, Joseph Cestaro, and Maureen Mitchell.

Absent: Rudy Boonstra, Township Committeeman and Joseph Haftek.

Organizational Business

Nomination of Chairperson for 2024

Mr. Bajak made a motion to nominate Doug Swenson as Chairman for 2024. Second, Mr. Zmuda. Voting in favor: Mr. Lynch, Mr. Zmuda, Ms. Van Emburgh, Ms. Constance, Mr. Bajak, Mr. Cestaro, Ms. Mitchell, and Mr. Swenson.

Nomination of Vice Chairperson for 2024

Ms. Van Emburgh made a motion to nominate Patricia Constance as Vice Chair for 2024. Second, Mr. Lynch. Voting in favor: Mr. Lynch, Mr. Zmuda, Ms. Van Emburgh, Ms. Constance, Mr. Bajak, Mr. Cestaro, Ms. Mitchell, and Mr. Swenson.

Appointment of Commission Secretary for 2024

Mr. Swenson made a motion to re-appoint Ms. Mitchell as the HPC Secretary for 2024. Second, Ms. Constance. Voting in favor: Mr. Lynch, Mr. Zmuda, Ms. Van Emburgh, Ms. Constance, Mr. Bajak, Mr. Cestaro, Ms. Mitchell, and Mr. Swenson.

Old Business

Approval of the December 12, 2023 meeting minutes.

One correction was made to the minutes. Ms. Van Emburgh made a motion to approve the meeting minutes as corrected. Second, Mr. Zmuda. Voting in favor: Mr. Lynch, Mr. Zmuda, Ms. Van Emburgh, Ms. Constance, Mr. Bajak, Mr. Cestaro, Ms. Mitchell, and Mr. Swenson.

OPEN TO THE PUBLIC

NO ONE FROM THE PUBLIC COMMENTED

CLOSED TO THE PUBLIC

Other Business

Mr. Swenson said the house/business located at 646 Wyckoff Avenue is having renovations done and a stop work order has been issued. Ms. Mitchell said the new owner is renovating the interior and exterior of the building. He would like to modify the two existing gable dormers by connecting them, however doing so would require a variance for the front yard setback. The stop work order was issued because if he wants to reconstruct the dormers, he must first go to the Zoning Board for a variance. The Design Review Advisory Board is going to review the architectural plans and improvements at a meeting on March 14th.

Mr. Cestaro expressed concern about the renovations to the Hartger's building. Ms. Mitchell said they went before the Planning Board with a site plan application, and they are not planning to change the architectural design or color of the building. They are adding a small addition which will not be seen from the street, doing some interior renovations, and adding a handicap ramp in the back of the building where the parking lot is.

Mr. Swenson mentioned that Beth Van Emburgh recently informed him that the Wyckoff Historical Society received an email from Carly Adler, an architectural historian with Hunter Research. She was looking for any information the Historical Society might have on the home located at 285 Wyckoff Ave. Ms. Adler said she discovered that there was a zoo on the property in the early 1900's. Mr. Swenson said he did some research and did not find anything about a zoo. He added that the home is worthy of historic designation and is on our list for preservation.

New Business

The Historic Preservation Commission put together a list of homes they believe should be preserved because of their historic value. The goal is to incorporate the historic homes into the Historic Preservation Element of the Master Plan in an effort to protect the homes from demolition, or dramatic renovations which do not preserve the historic look of the homes. Mr. Swenson presented a slide show of the homes on the list so that the Commission members could view the homes as a group to determine which homes should and should not be on the list. It was determined that some of the structures have been drastically renovated and do not warrant preservation. Other structures or sites are somewhat protected and do not need immediate action such as the Union Cemetery, the Old Rail Station (Economy Shop), The Cobbler Shop, and Town Hall. Some of the homes on the list are more at risk due to their location or lot size and therefore need more imminent action to preserve them.

The Chairman said the goal is to condense the list, remove the homes that do not qualify, and move on to the next step of gathering more information on the homes we keep on the list.

There being no further business, a motion to adjourn the meeting was made, seconded, and passed unanimously. The meeting concluded at 8:45 pm.

Respectfully submitted,
Maureen Mitchell
Commission Secretary