

**TOWNSHIP OF WYCKOFF
HISTORIC PRESERVATION COMMISSION
MAY 9, 2023 MEETING MINUTES**

The May 9, 2023 Historic Preservation Commission meeting was held in the Court Room in Memorial Town Hall. Doug Swenson called the meeting to order at 7:05 p.m.

Ms. Mitchell read the Open Public Meeting Notice: The May 9, 2023 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: Rudy Boonstra, Township Committeeman; Doug Swenson, Patricia Constance, Joseph Cestaro, Steven Zmuda, and Maureen Mitchell.

Absent: Richard Lynch, Joseph Haftek, Curtis Bajak, and Beth Van Emburgh.

Old Business

Approval of the April 11, 2023 meeting minutes. Mr. Zmuda made a motion to approve the meeting minutes. Second, Ms. Constance. Voting in favor: all.

New Business

The Norman residence, 310 Crescent Avenue. The homeowner proposes to replace the five existing eyebrow/belly windows across the front of the home, and two windows on the sides of the home. Steven Norman, the homeowner, came forward and explained that he and his wife have a nine month old baby. They would like to move the baby into one of the second story bedrooms however the windows in the rooms upstairs have leaks around the edges and cracks in some of the glass panes, and need to be replaced. Mr. Norman stated that his heating bills were extremely high this past winter and he is hoping that replacing the windows will help lower his heating costs. He added that during the winter, ice formed on the inside of the windows.

Mr. Swenson referred to the information the window installer provided regarding the proposed windows. He said the proposal lists slider type replacement windows without grills for the five eyebrow/belly windows and one double hung replacement windows for each side of the home, also without grills. Mr. Norman said he chose the slider windows for safety reasons and for energy efficiency. Mr. Swenson expressed the opinion that he would prefer the replacement windows to have grills, in keeping with the historic look of the home. Mr. Zmuda said the slider type windows look more like a basement window. Mr. Cestaro agreed with Mr. Zmuda and suggested that if safety is a concern, Mr. Norman could choose a casement or awning window with a sash limiter, so the window only opens up a certain amount. It was the general consensus of the Commission members that an awning or casement window with grills would be more in keeping with the look of the historic characteristics of the home. Mr. Cestaro pointed

out that the proposal submitted by the window company does not actually show the windows to scale. He went on to say that the replacement windows will have a much thicker frame than the existing windows so there will not be much glass exposed, which will be very different in appearance from the old windows. He said he would like to see a scaled image of the windows. Mr. Swenson asked Mr. Norman to ask the window company for a scaled image of the replacement windows at the front of the house. He also suggested adding grills to the two double hung windows on the sides of the home. Mr. Norman will contact the window installer about the window suggestions and come back when the Commission meets on June 13th.

Mr. Cestaro questioned how much say the Commission has in a case like this. Mr. Swenson said we have a say in an advisory capacity. The intent is to preserve the homes. Mr. Boonstra said it's a slippery slope and the ultimate result is that the house can be slowly changed a little bit at a time and suddenly the house is not worth saving. Mr. Zmuda and Mr. Cestaro said that Pella and Marvin make a better quality window which would look much better than what has been proposed. Mr. Swenson will reach out to Mr. Norman with the two Architect's comments and suggestions.

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

Mr. Swenson mentioned that the Commission will temporarily pause applying for Certified Local Government status, and the reasons for that decision, which were discussed during the April 11, 2023 meeting.

There was a discussion about the steps to be taken to prepare the next list of homes the Commission will present to the Planning Board for inclusion in the Master Plan. Mr. Boonstra said the homeowners should be invited to a meeting so that they can be informed about the goal of adding their homes to the Historic Element of the Master Plan for preservation purposes. Mr. Swenson will make a list of the homes organized by streets and neighborhoods. Mr. Zmuda will create a map that shows the location of the homes on the list.

Regarding the original fourteen homes that were incorporated into the Master Plan, Mr. Swenson said that Ordinance #1976, section 123-3D states "A certificate of designation shall be served by certified and regular mail upon each owner and included on the list". Ms. Mitchell said she will reach out to Brigitte Bogart, the Municipal Planner, to ask if this means we must notify the owners that their historic homes have been added to the Master Plan.

Mr. Cestaro updated the Commission members about the renovations at 445 Franklin Avenue. He said that the owners are proposing a second story addition. They will also replace the roof and, if it is within their budget, they may go with cedar shingles. He added that they are willing to come before the HPC for review of the proposed siding, windows, gutters, and roofing. Mr. Swenson suggested that as an Architect, and a member of the HPC, Mr. Cestaro can provide guidance to the homeowners. However, if it looks like things are going astray, we will ask the homeowners to attend a meeting to discuss their project and offer guidance.

Mr. Cestaro asked if it is going to be the aim of the HPC to provide homeowners with names of manufacturers of the types of materials we would like to see used in renovations. Mr. Boonstra said he does not believe the Governing Body ever envisioned that type of thing with this Commission. Mr. Zmuda pointed out that even if the HPC had rules about materials, a homeowner could utilize the materials to maintain the historic look but then paint the house

purple, so we would need to also include color palettes as well as materials. Mr. Swenson stated that this is an advisory commission, but not an iron fisted one.

There being no further business, a motion to adjourn the meeting was made, seconded, and passed unanimously. The meeting concluded at 8:00 pm.

Respectfully submitted,
Maureen Mitchell