



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

Thursday, September 23, 2021 - 7:30 PM
Virtual Webex Meeting

ORDER OF BUSINESS

1. Roll Call

Class A Commissioners

Karen Marlowe, Vice Chairperson
Anina Rossen - **ABSENT**

Class B Commissioners

Jacob Levine, Chairman
Amy Dahn
Gretchen Schumann - **ABSENT**
David Wright
Jason Martinek

Alternates

Greg Spreeman (Class A)
Vacant (Class B)

Summer Jones, Trustee Liaison
William Sullivan, Commission Counsel
Ogetti Davis, Recording Secretary

2. Meeting Notice Statement

Adequate notice of this meeting had been provided to the press in accordance with the Open Public Meetings Act, N.J.S.A 10:4-6. In addition, notice of this meeting was posted in Village Hall and on the Village's website, and has been filed in the Office of the Village Clerk. Official action may be taken. Ogetti E. Davis, Acting Village Clerk

3. Approval of Minutes

- A. Ms. Marlowe moved to approve the minutes of the regular meeting held on July 15, 2021, seconded by Mr. Levine. All members were in favor and none opposed

4. New Business



A. **Non-Binding Advisory Application - Case #2021-02 - Storage Platform, LLC**

Block 2303 Lots 1, 2, 3, 4, 13 & 14

265, 311, 313, 315 & 317 Valley Street and 1 & 15 Lackawanna Place

The applicant proposes to raze the property and construct a four (4) story self-storage facility along with community amenities that include a movie screen along the Founders Park frontage, conference rooms, bathrooms, a pantry and a tool room.

Mr. Sullivan explained this matter is currently before the Planning Board and scheduled for a special meeting on September 30th and a presentation with the Board of Trustees on September 27th. Mr. Jason Tuvel attorney on behalf of the applicant described the application and explained they had been working with the BOT on this project for over a year. He introduced one witness Bruce Stieve licensed architect. Mr. Stieve entered exhibit A1- power point presentation that included 17 sheets. He discussed the redevelopment plan, showed photos of the existing site and the proposed site plan. Also discussed the location of the proposed community space, rest rooms, main office, loading base and storage room or the care takers. Mr. Stieve showed renderings of the proposed building, materials, height, streetscape, landscaping and trees. He also discussed the proposed movie screen, access for the rest rooms, bicycle racks, benches and water connections. In response to board questions. Mr. Stieve discussed building material, sewer line, trees and the proposed use of the community center. In response to public questions, Mr. Stieve discussed open space access, tree removal and replacements, easements and renderings for building façade facing founder's park.

The board members like the proposed model but would like to see renderings of the façade facing Founder's Park and to see the trees protected. Mr. Sullivan will draft a memo to the Planning Board with the commissioners' comments and concerns.

Public Comment:

Members of the public expressed their concerns regarding trees, landscaping plan for the park and any easements given to the owner.

Ms. Marlowe moved to authorized Mr. Sullivan to send a letter with



the commissioners' comments and concerns to the Planning Board, seconded by Mr. Dahn. All members were in favor and none opposed.

- B. Review Volunteer Applications – moved to the October meeting.

5. Old Business

- A. Baird Updates – Trustee Jones said they are moving forward with ground breaking and she will try to send photos. There was a Change Order for a new wall due to the discovery of some rotting on the back of the building. They are still on scheduled for completeness in December 2022.
- B. Library Updates – There was no update
- C. 167 North Ridgewood Road – There was no update. Mr. Spreeman mentioned he noticed the windows being open and thought that could be potentially dangerous.

Mr. Levine mentioned the construction on Village Hall is coming along. Trustee Jones said they are scheduled for completeness in spring of 2022.

6. Discussion/Follow Up/Action Items

- A. Trustee Report – Trustees Jones mentioned Julie Doran Deputy Administrator is currently working on a project page for the Village website to keep the community informed on the latest updates for on-going projects.

7. Subcommittee Updates

- A. Master Plan Element – They are working on providing the plans to the Steering Committee and there will be a special meeting with the Planning Board on the presentation soon.
- B. Website

8. Public Comments

There were no questions or comments from the public.



9. Next Meeting Date

A. Thursday, October 21, 2021

10. Adjournment

There being no further discussion, Ms. Dahn moved to adjourn the meeting, seconded by Mr. Levine at approximately 9:30 pm. The next regular meeting is scheduled for Thursday, October 21, 2021.

Submitted by
Ojetti Davis, Secretary
Historic Preservation
Commission