

**MINUTES OF THE REGULAR MEETING OF THE
LANDMARKS COMMISSION OF THE
BOROUGH OF SADDLE RIVER
HELD: JUNE 6, 2022**

PRESENT: Commission Chairman Jon Kurpis , Commission members: Maria Harper, Gloria Blumenthal, Ferne Lambert, Michael Licata, Lisa Lopiccolo, Karen Williamson and David Hekemian (Liaison – Council Representative)

ALSO PRESENT: Mayor Albert J. Kurpis

ABSENT: Laurel Epstein, Dan Noh and Mary Bello

PRESIDING: The regular meeting was called to order at 7:15 p.m.

PUBLIC NOTICE: Commission Secretary Cindy Kirkpatrick read the following statement: “Notice of this meeting in compliance with the Open Public Meeting 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 January 6, 2022 and on the Borough website.”

PLEDGE OF ALLEGIANCE: All present participated.

APPROVAL OF MINUTES: N/A

WORK SESSION/DESIGNATION/APPLICATIONS:

- **Woodruff Packer Foundry Building**

70 East Allendale Rd.

Saddle River, NJ 07458

Block 1607, Lot 2

ADAPTIVE REUSE AS A HEALTH CENTER

Bruce Whitaker of McDonnell & Whitaker, 245 E. Main St., Ramsey, NJ, appeared and stated that he represents Cimi, LLC, the owners of the property. He

explained that his clients (both doctors and residents) would like to revitalize the property to make it a health and wellness center. It would be owner operated.

Tibor Latincsecs, PE, principal engineer with Conklin Associates, 29 Church St., Ramsey, NJ provided an overview of the proposed project. Mr. Latincsecs reviewed the Plan 1 proposal. Essential to the proposal is the elevation of the building above the 100' flood plain. The building would be elevated in its existing location.

Plan 2 provides for an elevated, relocated and reconstructed building. The building would be relocated 28.4' from the roadway and the raceway would also be improved. Mr. Latincsecs provided an overview of this plan. Relocating the building has significant benefits for its longevity.

Chairman Kurpis asked if the specs are the same as the existing building. Mr. Latincsecs responded in the affirmative.

Bob Zampolin, architect, explained that Plan 2 involves rebuilding the current building as an exact replica. Pushing the building back will give it a nice presence and pretty greenspace area. The garage is an add on and on the other side, there will also be a handicap lift. The second floor will include a balcony. Flower boxes along the building with seasonal flowers. The current siding is over 100 years old. Still available so it will be the same material just new. River wash stone has rounded edges and looks nice. Building systems will be upgraded --- windows, insulation, etc.

Structural engineer inspected the site.

Chairman Kurpis asked the extent of damage to the building especially since it is located over a river. Mr. Latincsecs responded that the building is in extremely poor condition due to extensive flooding and build up of debris on the county guardrail.

Mr. Whitaker added that the building was condemned by the town.

Mr. Latinscsics reminded everyone that the front doors were blown off in 1999 due to Hurricane Floyd. If the building collapses, it would have serious impacts on residents who live downstream.

Mr. Whittaker added that the proposal is a viable option and will make the borough proud.

Mr. Latinscsics stated that although two zoning plans were submitted (Plan 1 and Plan 2), the preference is that the Commission consider Plan 2.

Chair Kurpis asked the Commission members for their thoughts and input.

Mr. Hekemian asked if Plan 1 is a repair or rebuild of the property. Mr. Latinscsics responded that it would almost be a complete rebuild in the same location. Same location, elevated, but substantial reconstruction. The building would look more or less the same with either plan.

Mr. Hekemian asked how the building would be set foundationally in a waterway. One corner of the building is just out of the raceway and one corner is in it. Mr. Latinscsics said that the raceway will be reconstructed with textured concrete or stone facing and pier foundations. The reconstructed raceway would be 13.5' wide which is the same width of the culvert. Discussions would be held with NJDEP and County. The setback will enable the building and raceway to be viewed from the street. Area will be graded so floodwaters directed to raceway.

Ms. Lambert expressed concern about color of the building. Architect showed plans in historical white. Ms. Lambert said that the white color would make it stand out and not replica of the original.

Mayor Kurpis commented that he generally likes the idea. He likes the size, shape and balance which is in keeping with the historical/architectural structure. However, he agrees with Ms. Lambert regarding utilizing the original barn red color. Trying to preserve the look of the building. Just like the stone which should be a rubble or sandstone not a contemporary stone.

Mayor asked if there was any sluice way on the eastern side of the building to help direct the water. Mr. Latinscsics reviewed the plan to open up the eastern

leg of the raceway so as to address the flood water concerns. How will it affect Tricker Pond? Must be reviewed in detail but ultimately all of the flood water ends up downstream. Objective to minimize water by increasing flow downstream and hopefully spread out for minimal impact downstream.

Mr. Whitaker commented 1) the plan allows for a more aesthetic streetscape; 2) river head style stone would be utilized; 3) barn red paint would be used on exterior.

The schematic was shown with the barn red exterior and Ms. Blumenthal loved it.

Chair Kurpis said that an applicant cannot be compelled to use a color, but the Commission is merely requesting the barn red color.

Mayor Kurpis mentioned that the town was able to save a significant amount of fascia board from a historic barn that was relocated and commented that it is good to use reclaimed lumber.

Mr. Licata provided background history on the building. He expressed concern about water impact and requested further information. Pick up building and move to rear of the property. Use river stone to keep authenticity. Clap board can be reproduced.

Mayor Kurpis reminded all that the building is commercial venture. Not borough owned but can decide if it fits in with the historic nature of the historic district.

Mr. Latinscsics said project will reduce impervious coverage thereby reducing water runoff. Fully anticipates drainage improvements. Does not feel it would survive horizontal relocation. It has 2 raceways running underneath. Building is complex because it is located in between the raceway and county roadway.

Mr. Licata mentioned that Allendale Rd. was formerly New Prospect Trail.

Ms. Lambert asked if the applicant will need to appear before Commission when they propose signage. Chairman Kurpis believes so.

Chairman Kurpis made a motion to approve the application with the following conditions:

- Plan to be used is **Plan #2**
- Use of river stone
- Exterior color shall be barn red
- Use as much original material as possible, i.e. wood siding
- Approval by all other appropriate and necessary state and local agencies
- Photo documentation of building and raceway from all sides
- Further subject to review and approval by Chairman of Landmarks Commission

The motion also provides that the Chairman will share the Certificate of Appropriateness with Mr. Whitaker and Councilman Hekemian before it is signed.

Ms. Lambert seconded the motion.

ROLL CALL:

AYES: Harper, Blumenthal, Lambert, Licata, Lopiccolo, Williamson, J. Kurpis

NAYES:

ABSTAIN:

ABSENT: Noh, Epstein, Bello

- **Versailles Realty Co.**
175 East Saddle River Rd.
Saddle River, NJ 07458
Block 1401, Lot 11
CLADDING WITH HARD PLANK TO MATCH 171 E. SADDLE RIVER RD.

Benjamin J. Lucarelli of Versailles Realty Co., stated that the application involves applying same hearty plank treatment to the bank and post office that was done to the middle building. This is a continuation of the project to change and upgrade the windows and use hearty plank cladding on the side. Terry O'Connor's office is not affected, so just focusing on the bank and post office.

The drawings represent the colors to be used and ties in with colors on Saddle River Café.

Referred to plans and discussed bank and post office changes.

Window treatment to post office.

Councilman Hekemian understands the applicant wants the continuity between the buildings. The charcoal looks more taupey/brown. The hearty board is going to be charcoal grey and letters will be on backer board. The hearty board will meet up with the limestone.

Ms. Lambert likes the charcoal grey.

Mayor Kurpis pointed out that flowers look awful after heat wave and wants to make sure that applicant has sufficient irrigation for flowers. Ms. Lambert agrees that it takes a while for the roots to descend and flowers need to be watered weekly or bi-weekly. The applicant will make a note of that and make sure the landscaper visits more often.

Councilman Hekemian likes the plan.

Mr. Licata asked for confirmation on the exterior color. Ben referred to plan, charcoal grey and white on the bank.

Mr. Licata asked why wouldn't color be the same throughout. Applicant said that he is looking to differentiate between the tenants.

Sandstone around front entrance applicant is looking to preserve.

Flower pots will be spread out in front of the bank and post office.

No one felt there was a safety issue on the pavement.

Chairman Kurpis made a motion to approve the application with the following condition:

- Appropriate irrigation system for the flowers

Second by Ms. Blumenthal.

ROLL CALL:

AYES: Harper, Blumenthal, Lambert, Licata, Lopiccolo, Williamson, J. Kurpis

NAYES:

ABSTAIN:

ABSENT: Noh, Epstein, Bello

NEW BUSINESS: None

OPEN TO THE PUBLIC: Nobody to be heard.

ADJOURNMENT: Upon motion by Ms. Harper to adjourn, with a second by Chairman Kurpis and all in favor, the meeting concluded at 8:45 pm.

Respectfully submitted,

Cindy Kirkpatrick
Secretary, Landmarks Commission