Township of Teaneck  
818 Teaneck Road, Teaneck, NJ 07666  
Application for Certificate of Classification and Appropriateness  
FOR EXTERIOR ALTERATION OF A  
REGISTERED HISTORIC PROPERTY  
To be submitted to the Historic Preservation Commission of the Township of Teaneck

Please print or type:

1) **Property Owner and Address; Address and Legal Description of Property:**
   - Name of Property Owner(s): Amanda Claire Karlick
   - Address of Property Owner(s): 1286 River Rd, Teaneck, NJ 07666
   - Address of Historic Property: 1286 River Rd, Teaneck, NJ 07666
   - Block Number: 1402  Lot Number: 6

2) **Name of Applicant:** Amanda Claire Karlick
   - Phone number: 201-370-5298
   - Applicant's Address (if different from above):

3) **Nature of Proposed Exterior Work** (check one or more & circle individual items as needed)
   - *New Construction or Subdivision to permit new construction*
     - ____ Principal Structure (describe) ___________________________
     - ____ Accessory Structure (describe) ___________________________
   - Change exterior appearance (___Addition ___Alteration ___Replacement)
     - ___ Door or Window (describe type) ____________________________
     - ___ Roof (describe materials) _________________________________
     - ___ Siding or exterior finish (describe) _________________________
     - ___ Soffits, fascia, gutters (describe) _________________________
     - ___ porch: columns, flooring, ceiling, railings, scrollwork (describe)
       (describe) ____________________________ color alteration: (existing color____ Proposed color ____)
     - ___ Signs (___ new ___addition ___ alteration]
       Colors____ Size: ____ Lighted: (Yes/No) Location ______________
     - ___ Exterior Lighting: Type____ Color ______ Location ______
     - ___*Demolition: Describe _______ Total ___ Partial Demolition____
     - ___*Relocation of Structure (from/to) __________________________
   - X ___*other (sidewalks, curbs, chimneys, driveways, fences, stairs, fire escapes, walls, etc.)

*copy of property survey required*
Please describe your proposed work as simply and accurately as possible. If you have questions regarding guidelines, please email thpc@teanecknj.gov. Accurate drawings and photographs are required, see page 2. (Use extra sheets if necessary)

Place Photograph of front of building here

(Attach photos of other affected areas on attached)

Please refer to attached documents

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Return Application to: The Teaneck Clerk's Office, South Entrance, 2nd Floor.
818 Teaneck Road, Teaneck, NJ 07666. Or thpc@teanecknj.gov. (with Filing Fee of $20.00)
The Application is classified as follows:

___ Exempt: A certificate of appropriateness shall not be required for any repainting, repair or exact replacement of an existing improvement. In the event that the color or exterior surface material of the improvement shall be changed as a result of such repainting, repair or exact replacement, a certificate of appropriateness shall not be required if the new color or exterior surface is one that has been previously approved by regulations duly promulgated by the Commission for similar improvement in that district or as to that historic site. In the event that the repainting, repair or exact replacement does not conform to said regulations, a certificate of appropriateness shall be required.

___ Minor Application: If the action for which the certificate of appropriateness is not major, as described below, it shall be classified as a minor application and may be heard and decided immediately upon classification if it is determined by the Commission, in its discretion, that there is sufficient evidence on the record to make a determination and that no adjacent property may be adversely affected by the proposed action.

___ Major Application: If the action for which the certificate of appropriateness is requested involves demolition or the removal of an historic site or any part thereof; or an addition thereto; or the construction of a new structure on an historic site; or will substantially affect those characteristics of the historic site listed on its historic site designation; or, in the case of a structure within a historic district, will substantially affect the characteristics of the district listed on the historic site designation, the Commission shall classify the application as a major application, in which event the applicant will be required to file a completed formal application, pay an application hearing fee of $50.00, and serve public notice in the form and manner set forth in N.J.S.A. 40:55D-12, including publication and notice to property owners within 200 feet of the property which is the subject of such hearing.

To be placed on the agenda, applications must be filed with the Clerk and Building Department ten days prior to the monthly meeting of the Teaneck Historic Preservation Commission. The Applicant is encouraged to be present at the meeting of the Commission. The Applicant will be notified of the meeting’s date, time, and location. The Commission shall reach a decision on the application within 45 days after the Department has declared an application to be complete.
March 8, 2022

The Historic Preservation Commission  
c/o Township of Teaneck  
818 Teaneck Road  
Teaneck, NJ 07666  
Attention: Michael Norris  
Chairman

Re: Application for Certificate of Classification and of Appropriateness for 1286 River Road

Dear Michael,

I want to take an opportunity to thank you for all your help in the process of presenting this application and the enclosed attachments. Though I am submitting this application in my name as owner, it is being done on behalf of Clément Huyghebaert, the prospective purchaser of this historic property. He and his wife have a great appreciation of the historic nature of the John Ackerman House.

FIRST, we ask that this application for a 4 foot fence surrounding the property be classified as a minor application.

The rules of construction in Sec. 33-3 in the Definitions portion of the Teaneck Code state that:  
"For the purposes of this chapter, unless the context clearly indicates a different definition, (emphasis added) the following definitions shall be applicable:" Chapter 33, Development Regulations Article 1, General Provisions: rules of construction. This is a common phrase in statutes that permits the context of a word in any subsequent statute to alter how the word is treated to allow flexibility based on the particular application. For instance, the word "wall" does not appear in the definition of "structure" yet no one would say that the word "wall" would not be governed by the subsequent code. Though the word "structure" includes "fences" as
part of this definition, the application of the meaning of the word "structure", in the context of the classification of a request for a Certificate of Appropriateness to the Historic Preservation Commission, clearly shows that an application for a conforming fence is a minor classification.

1. A fence is not considered a structure under the Zoning Code. The section of the Teaneck Code that applies to all fences and structures is seen in the "Rules of general application" (Sec. 33-23) as follows:

"A zoning permit shall be required as a condition precedent to the commencement of a use, or change of use, or the erection, construction, reconstruction, alteration, conversion or installation of a structure or building, excluding fences and sheds...."

Article V Zoning Sec. 33-23 Rules of general application (d) Enforcement; zoning permit; violations and penalties (3) Zoning permit a.

The context of the language in the Teaneck Zoning Code shows that fences are specifically excluded from certain rules with respect to needing a permit as a structure.

2. The Building Department FAQ on the Teaneck website states as follows:

Q. What is zoning and when is a zoning permit required?
A. "... A zoning permit is required for commencement of a use, or change of use, or the erection, construction, reconstruction, alteration, conversion or installation of a structure. A zoning permit is also required for the installation of fences, patios, driveways, walkways, sheds, recreational vehicles and some temporary uses."

The context of the language in the Teaneck Zoning Code shows that fences are specifically excluded from certain rules with respect to needing a permit as a structure.

3. The Zoning section of the Teaneck Code has a separate section for Fences. Sec. 33-29 Fences and retaining walls.

Paragraph (c) (1) provides that:

"No fence may be erected, altered or reconstructed without a fence permit issued by the Construction Official, upon application forms and procedures established by the Building Department and upon the payment of the fence permit fee established in Chapter 11, Section 11-27."

Thus again showing that Teaneck has special rules governing the installation of a conforming fence separate and apart from those rules governing other "structures".

The adjacent property owner on the east, south and west is the Township of Teaneck. East - River Road; South - Path down to the Hackensack River; and West - Maria Andreas Park (Teaneck Tax Map). To the northeast is one private home owner that already has a fence; and to the northwest there are bushes on the border of the other private homeowner's property. Therefore sufficient evidence will be submitted
on the record for the THPC to make a determination that no adjacent property owner will be adversely affected by a conforming fence.

Therefore this request for a fence surrounding the property should be classified as a minor application.

SECOND, we request that this conforming fence be granted a Certificate of Appropriateness. The best argument that I can make is the letter from Clément Huyghebaert, the prospective purchaser, attached to this application. Suffice to say the fence requested will only enhance the historic characteristics of the property and provide safety and security going towards the future.

"The Township of Teaneck recognizes that it has areas, places and structures of historic, archaeological and architectural significance. It is in the interest of the general welfare to preserve these areas, places and structures and to ensure that new development is compatible and relevant with these areas, places and structures. This chapter is therefore intended to achieve these purposes and objectives, to promote the preservation of the environment, to promote a desirable visual environment through creative development techniques and good civic design and arrangements and to prevent the degradation of the environment through the improper use of land."

Teaneck code Sec. 33-2

Time and again the owners of the John Ackerman house have preserved, protected, maintained and improved this historic property. The requested fence is a continuation of this fine tradition. The documents, photographs and diagrams accompanying this application for a proposed fence show that it will enhance and protect this historic property for future generations.

Respectfully submitted,

Claire Karlick
Dear Historic Preservation Commission,

My wife and I are looking to build a fence along the perimeter of the property and a gate at the entrance of the driveway. The primary goal of this fence is to protect children and pets from the vehicular traffic of River Road and from the Hackensack River. Our goal is not to increase privacy. In fact, we would prefer that the fence “disappear” from the view as much as possible. This follows the Secretary of the Interior’s Standards for the Treatment of Historic Properties, which recommends “installing protective fencing, when needed for security, that is as unobtrusive as possible.”

We would like to build a 4-foot tall black chain link fence along the perimeter of the lot (see figure 1). In the front of the property along River Road, the fence will be hidden behind a 4-foot tall evergreen hedge, making the black chain link invisible from the street. It is also worth noting that the garden is about a foot below the level of River Road, further reducing the impact that the hedge would have on the ability to see the house from street level.

On the north side of the lot, the fence will be positioned along the existing white fence and bushes erected by the owners of both properties. Hence we do not anticipate that adjacent properties will be adversely affected by this proposal.

Regarding the driveway entrance gate: based on our research we found that farmhouses of the period would have had simple wood slat gates (see figure 7). Our proposed gate would be a similarly modest frame construction that maintains the historic stone elements as the primary markers of the property entrance. Like the garden fence, the gate would be 4-foot tall, which is in proportion with the existing stone elements of the current entrance. It will be installed behind the stone columns so as to be clearly identified as a new element that is both compatible with and distinguishable from the historic construction. (Note: The existence of a 3-foot tall pipe holding the remains of an old intercom suggests that the property may have had a front gate in the past.)

Thank you for your time and consideration,

Clément Huyghebaert
Please find the following supporting documents attached to this application:

Figure 1: An aerial view of the lot and proposed changes

Figure 2: Example of black chain link fence behind a evergreen hedge (view from the property)

Figures 3 and 4: Visual representation of the “4-foot line” as seen from passersby on River Rd

Figure 5: Sketch of the gate

Figure 6: Example of black chain link and vegetation used to secure a historic property

Figure 7: Typical gate material and construction of a historic Dutch farmhouse

Figure 8: Hedge rows lining the street side of a historic Dutch farmhouse

Appendix 1: Price estimate from Bergen Fence
Figure 1: An aerial view of the lot and proposed changes
Figure 2: Example of black chain link fence behind a evergreen hedge (view from the property)
Figure 3: The "4-foot line" as seen from passersby on River Rd
Figure 4: The "4-foot line" as seen from passersby on River Rd
Figure 5: Sketch of the gate
Figure 6: Example of black chain link and vegetation used to secure a historic property

OLD STONE HOUSE - BROOKLYN, NY
Figure 7: Typical gate material and construction of a historic Dutch farmhouse
Figure 8: Hedge rows lining the street side of a historic Dutch farmhouse
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Total 21450
March 9, 2022

The Historic Preservation Commission
c/o Township of Teaneck
818 Teaneck Road
Teaneck, NJ 07666
Attention: Michael Norris
Chairman

Re: Application for Certificate of Classification and of Appropriateness for 1286 River Road

Dear Michael,

We are submitting this addendum to aid the THPC in this application for a Certificate of Classification and of Appropriateness (C of A).

On October 12, 2011 we applied for a 6' chain link fence around the back and partway up both sides of 1286 River Road as a minor application. On October 18, 2011, as a result of a meeting of the THPC, we received a C of A. Attached to this letter are copies of the Application for Classification/Certificate of Appropriateness, and the C of A.

Thereafter we received a Zoning Permit from the Township of Teaneck dated 11/10/11. Attached to this letter are copies of the Approval of the Zoning Permit, map attached to the approval showing the location of the fence, and the Zoning Permit.

We did not build the fence since no young children or dogs were living with us at the time and we thought it unnecessary. Thereafter we became involved in the rehabilitation of the building and never got back to installing a fence.

The prior C of A is a precedent for classifying the application as minor and granting a C of A for the fence.

Respectfully submitted,

Claire Karlick
TEANECK HISTORIC PRESERVATION COMMISSION
APPLICATION FOR CLASSIFICATION/CERTIFICATE OF APPROPRIATENESS

PLEASE PRINT:

A. Address of Property: 1286 River Road
   Block No. 1402, Lot No. 16
   Name of Owner of Property: Claire Karlick
   Address of Owner: 1286 River Road

B. Name of Applicant: Claire Karlick
   Address: 1286 River Road
   Phone: home = 201.692.8227, cell = 201.370.5248

C. Name of Person for whom work is being done: Claire Karlick
   Is this person: Owner, tenant, lessee, other (circle one)

D. Architect
   Address
   Phone

E. Contractor
   Address
   Phone

F. Type of Property: Residential, Commercial, Industrial, Public Facility
   Commercial/Residential (circle one)
   Estimated Cost of Construction: TBD
   State exactly what work is to be done: 1) cyclone fence as outlined in:
   2) apply to Township for permit, and paperwork given to Gene Coleman

(Use separate sheet of paper if necessary.)

G. Classification:
   ( ) Major Application  ( ) Minor Application

   Amanda Claire Karlick
   Signature of Applicant
   10/12/12
   Date

APPROVED AS: MINOR APPLICATION

Chairman, Teaneck Historic Preservation Commission
Date
TOWNSHIP OF TEANECK

TEANECK HISTORIC PRESERVATION COMMISSION

ORDINANCE NO. 3141

CERTIFICATE OF APPROPRIATENESS

The Teaneck Historic Preservation Commission has reviewed your application, dated 10.12.2011, for ____________________________

6' 10" HIGH CYLINDER FENCE: 110' ON SOUTH SIDE, 189.6' ON WEST SIDE

80' ON NORTH SIDE (NOT 100' AS MARKED ON PLAT). The proposed work and voted to grant this Certificate of Appropriateness.

OWNER __ CLAIRE KARLICK ____________________________

ADDRESS __ 1286 RIVER ROAD ____________________________

BLOCK __ 1402 __ LOT __ 6 ____________________________

RECOMMENDATIONS:

__________________________
Chairman, Teaneck Historic Preservation Commission

Date __ 10.18.2011 ___________
Township of Teaneck  
Zoning Permit

Application #: 20110607  
Permit No: 20110607.000  
Issue Date: 11/10/2011

Block: 1402  
Lot: 6  
Qualifier: RS  
Owner: KARLICK  
Address: 1286 RIVER ROAD  
City/State/Zip: TEANECK NJ 07666  
Telephone: 201 370-5298  
Fax:  
EMail:  

Tenant:

This is to certify that the above-described premises together with any building thereon, are approved for use as indicated below and as depicted on the Plot Plan:

INSTALLATION OF A SIX (6) FOOT HIGH FENCE IN THE REAR AND SIDE YARDS OF A RESIDENTIAL SINGLE FAMILY DWELLING AS INDICATED ON THE PLAN DATED 10/19/2011 AND LETTER SUBMITTED ON 11-8-2011

Which is a:

[X ] Use permitted by Zoning Ordinance, Article - V Section - 33-29

[ ] Use permitted by variance approved on ___________ subject to any special conditions attached to the grant thereof.

[ ] Valid nonconforming use as established by ( ) findings of the Zoning Board of Adjustment or ( ) the undersigned zoning officer or ( ) Planning Board on the basis of evidence supplied by applicant. Conditions, if any:

[ ] There is a nonconforming structure on the premises by reason of insufficient

[X ] Other: FINISHED SIDE OF THE FENCE TO FACE OUTWARDS AT ALL LOCATIONS

Daniel A. Melfi  
Zoning Official  

This is NOT a Construction Permit
TOWNSEND OF
TEANECK

ZONING PERMIT

Block 1402 Lot 6

Work Site Location: 1286 River Rd.

DESCRIPTION OF WORK: Install 6' High Fence in Rear Side Yards.

This zoning permit is for work to be done on private property only. All work to be done within the township right-of-way may require additional approvals and permits which must be obtained from the engineering department.

This notice shall be posted visible from the street at the work site and shall remain so until job is inspected.