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): _____

_____

Relationship of Applicant to Property (Check one):

X Owner __ Architect __ Contractor __ Contract Purchaser

___Other: _____

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

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)**

Please do not write below this line. For Official use only

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 district's 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.

Amanda Claire Karlick

1286 River Road
Teaneck, NJ 07666
(201) 370-5298
fromthegroundup1@aol.com

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." **teanecknj.gov/building-department-faq**

Thus indicating that in the explanation to the public of the meaning of the Zoning code the installation of a conforming fence is **not** subject to the **same** rules as governs 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

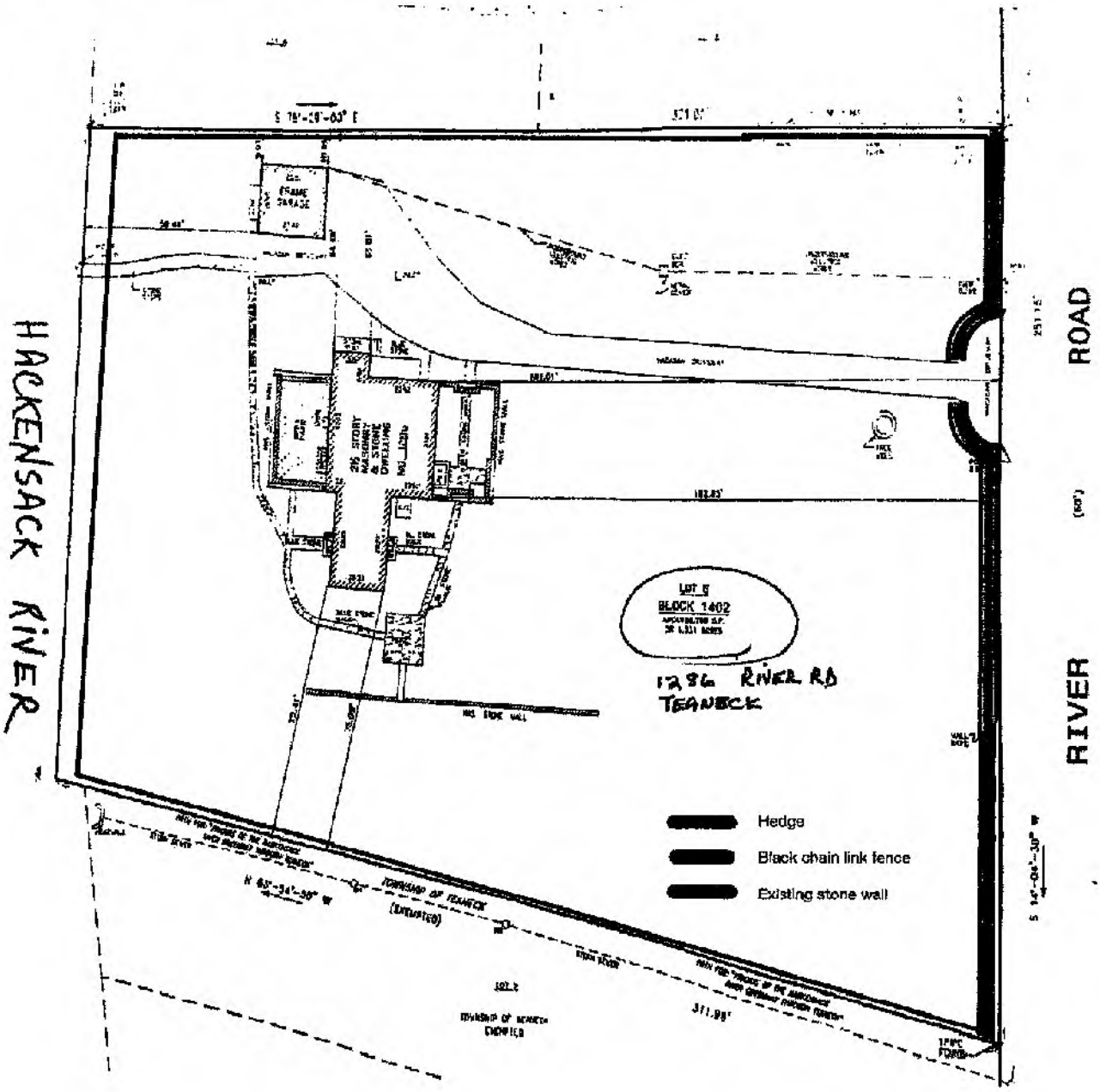


Figure 2: Example of black chain link fence behind a evergreen hedge (view from the property)

Figure 3: The "4-foot line" as seen from passersby on River Rd

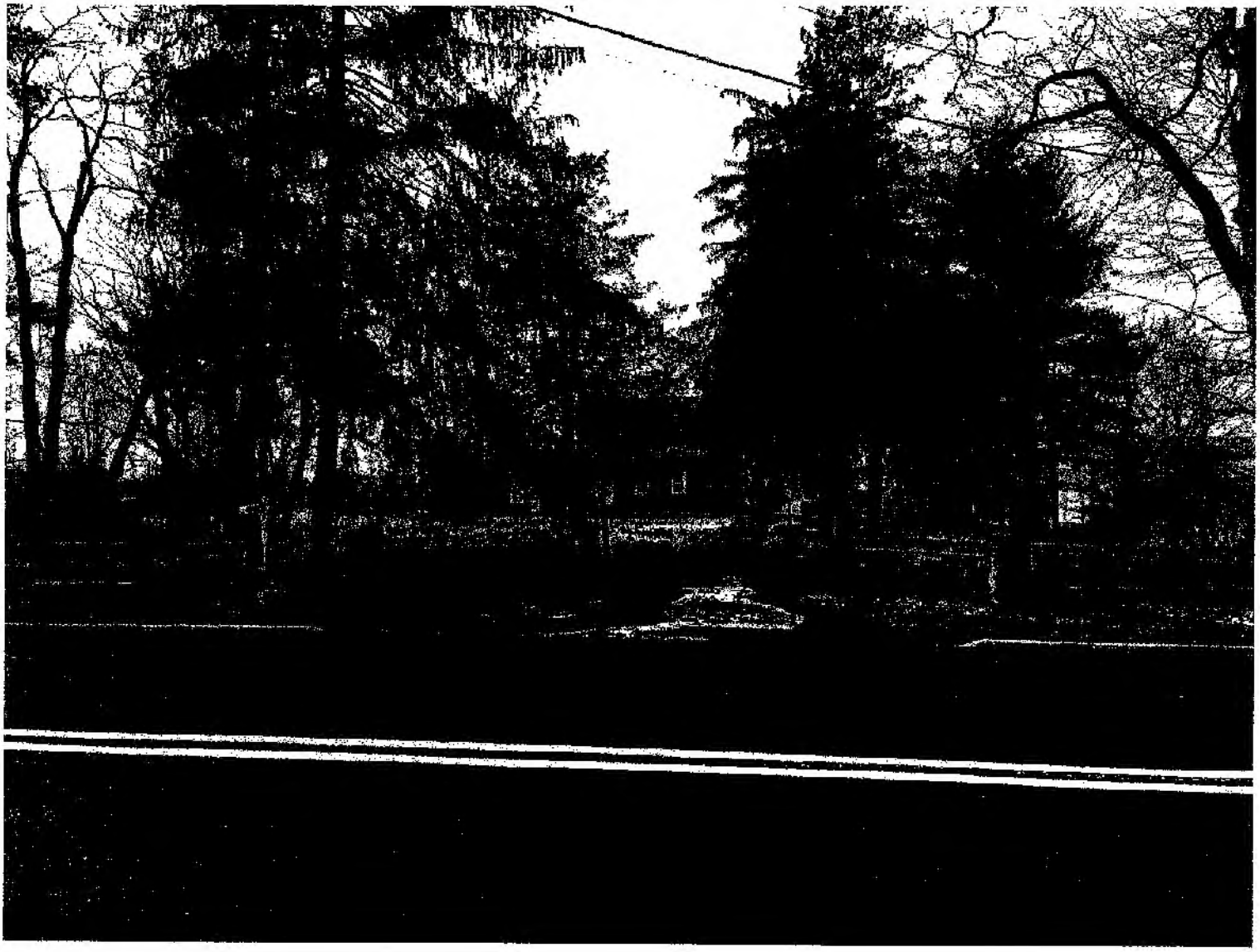


Figure 4: The "4-foot line" as seen from passersby on River Rd

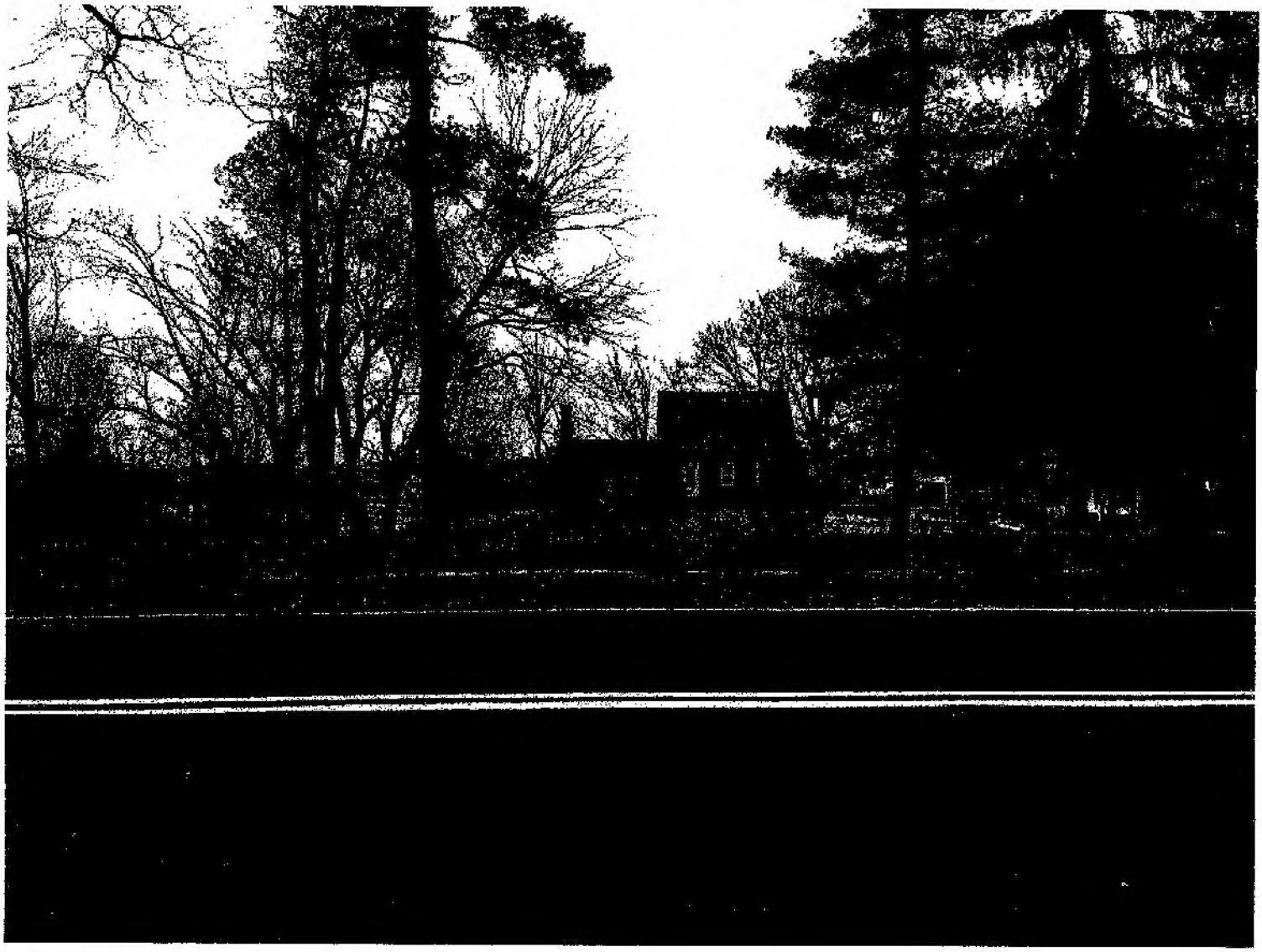
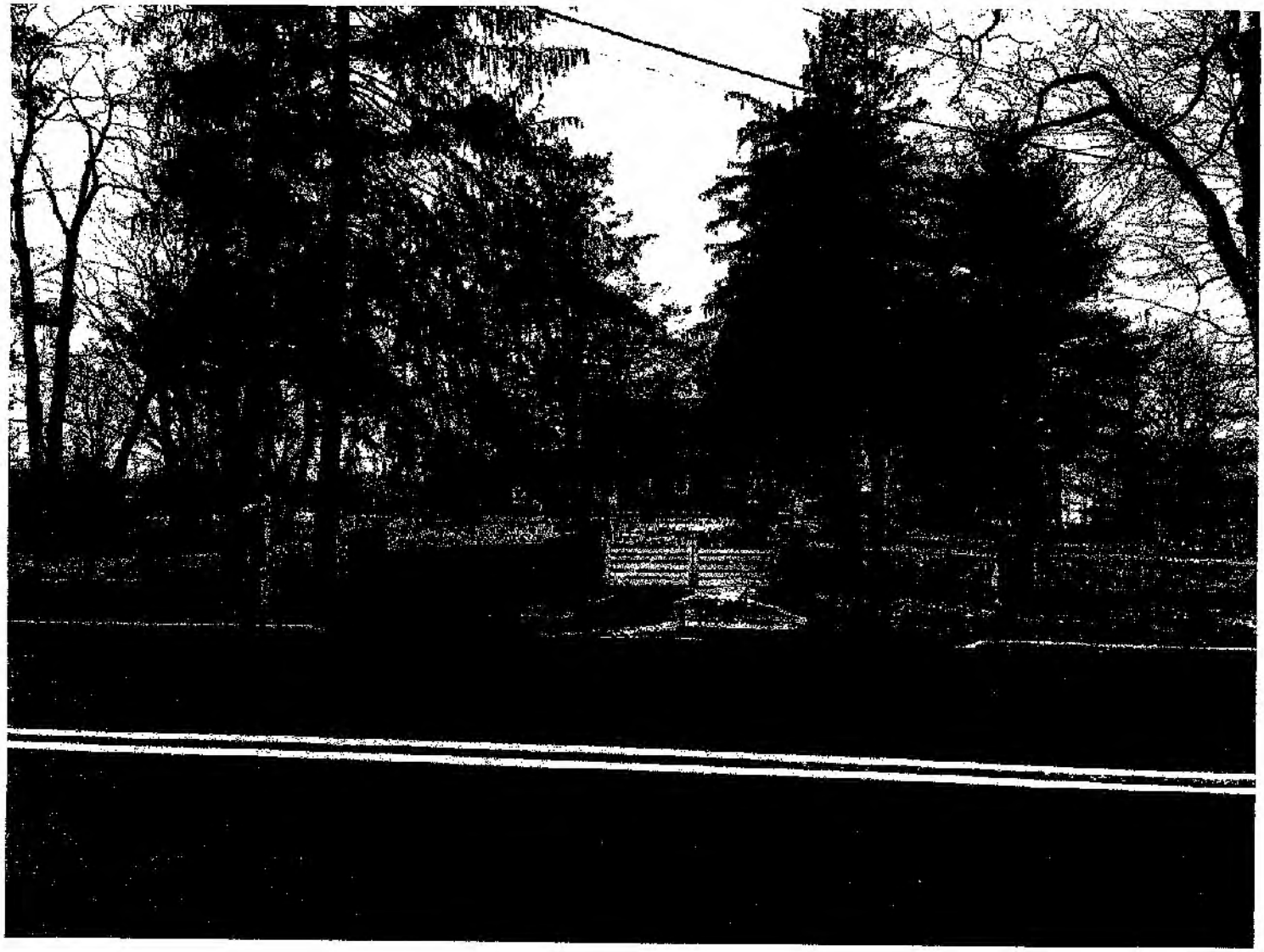


Figure 5: Sketch of the gate



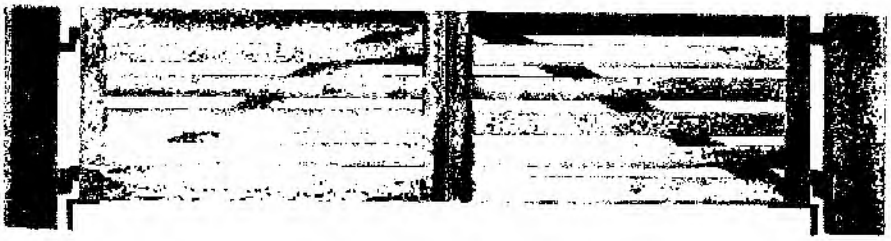


Figure 6: Example of black chain link and vegetation used to secure a historic property

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

THE CORTELYOU MANSION HOUSE, GOWANUS, BROOKLYN 1646.

1699

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

BERGEN FENCE

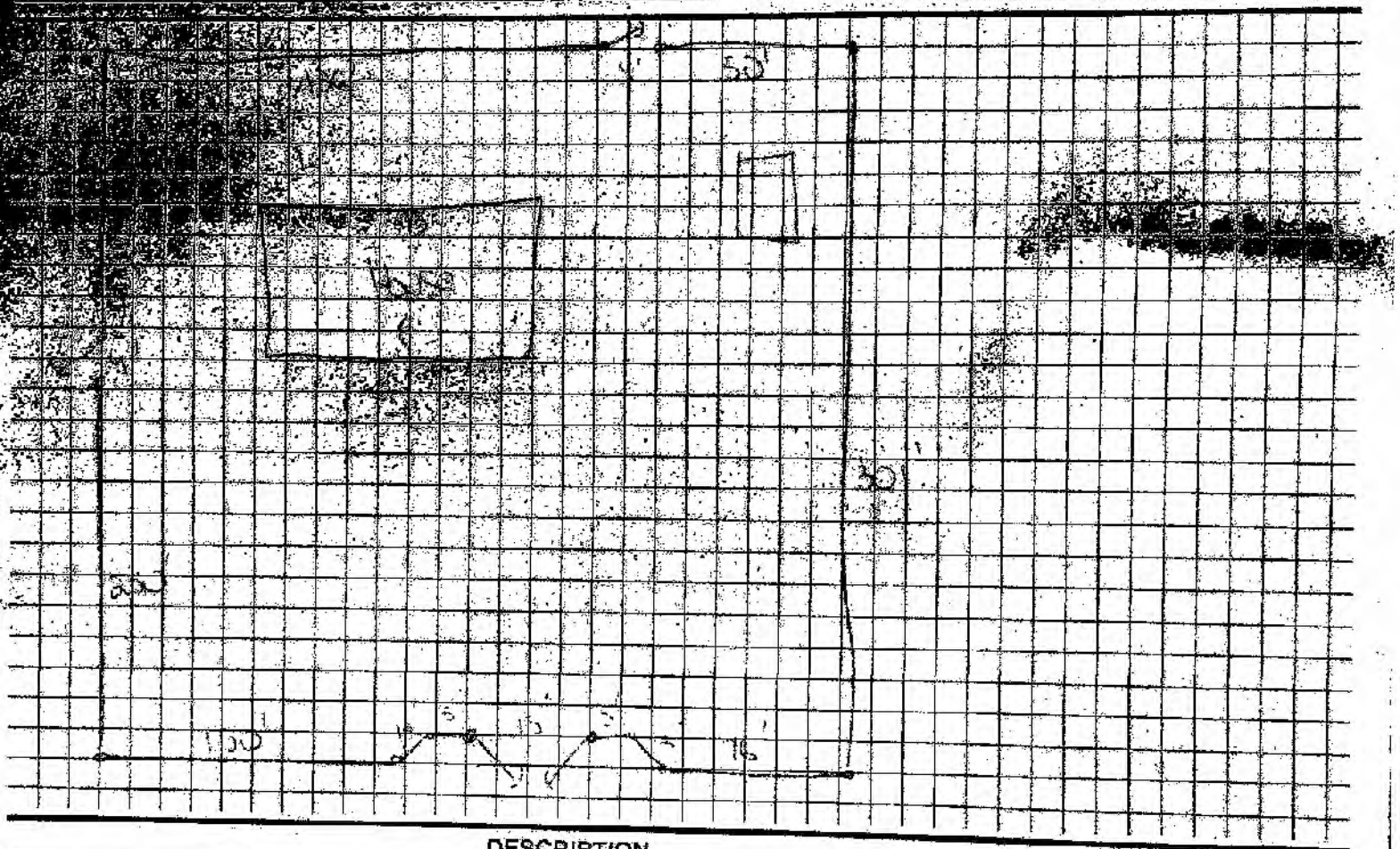
ESTIMATE

279 Bergen Turnpike
Ridgefield Park, NJ 07660
www.bergenfence.com
NJ HIC 13VH00589700
FAX: (201) 641-0799

BERGEN (201) 641-2111 SINCE 1953

"FENCE OUTLET OPEN DAILY"

[illegible] Radiel	DATE: 3/5/22
[illegible] Rd	CUST. PHONE # 2013705296
[illegible] NJ 07666	SALESMAN Bravo2014036541



DESCRIPTION	TOTAL
1044 - 4 2x9 All Black Chain Link w/ Coil Spring	
2-4' Walk Gates	
1-15 Double Gate	
Total $21,950	

Amanda Claire Karlick

1286 River Road
Teaneck, NJ 07666
(201) 370-5298
fromthegroundup1@aol.com

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

Claire Karlick

HPC-1

TEANECK HISTORIC PRESERVATION COMMISSION
APPLICATION FOR CLASSIFICATION/CERTIFICATE OF APPROPRIATENESS

PLEASE PRINT:

A. Address of Property 1286 River Road
Block No. 1402 Lot No. 6
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 = 201.692.8122 cell = 201.370.5298

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: 4' cyclone fence as outlined in: ① appl. to Township for permit, and ② paperwork given to Gene Coleman.
(Use separate sheet of paper if necessary.)

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

Amanda Claire Karlick
Signature of Applicant

10/12/2011
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 ~~199~~ for 6'10" HIGH CYCLONE FENCE: 110' ON SOUTH SIDE, 188.6' ON WEST SIDE 80' ON NORTH SIDE (NOT 100' AS MARKED ON SURVEY) (the proposed work) and voted to grant/~~deny~~ 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
Construction Control Number :					
Block:	1402	Lot:	6	Qualifier:	
Work Site:	1286 RIVER ROAD			Zone:	RS
Owner:	KARLICK			Agent:	KARLICK
Address:	1286 RIVER ROAD			Address:	
City/State/Zip:	TEANECK NJ 07666			City/State/Zip:	
Telephone:	201 370-5298			Telephone:	___-____
Fax:	(__)___-____			Fax:	(__)___-____
EMail:				EMail :	
Tenant:					

Voucher/Receipt #:	0
Check #:	1588
Amount collected:	$30.00

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 by ( ) the undersigned zoning officer or by ( ) 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

11/10/11

Daniel A. Melfi

Zoning Official

This is NOT a Construction Permit

TOWNSHIP OF TEANECK

Date Issued: 11-14-11

Permit # _____

ZONING PERMIT

Block 1402 Lot 6

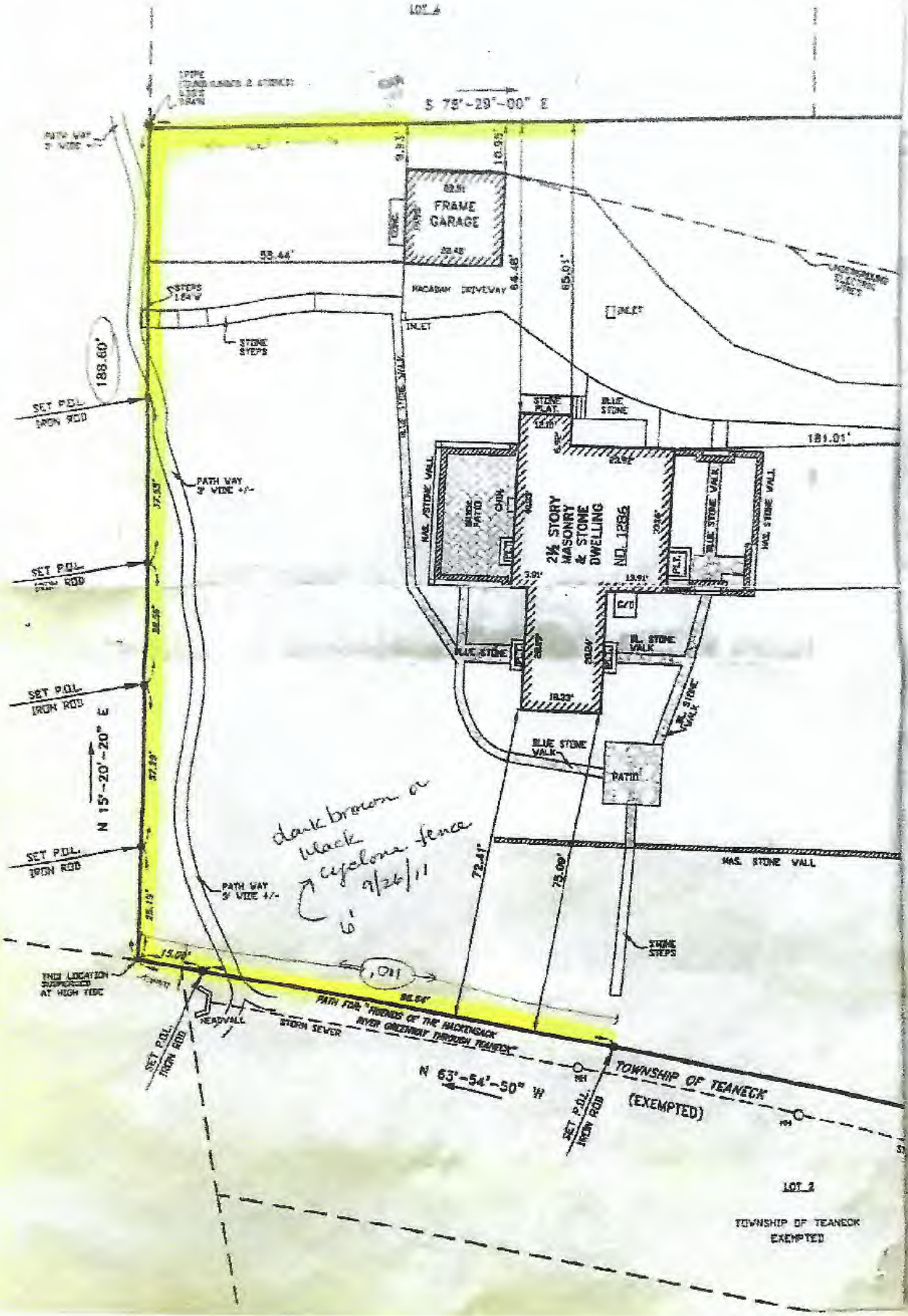
Work Site Location: 1286 River Rd.

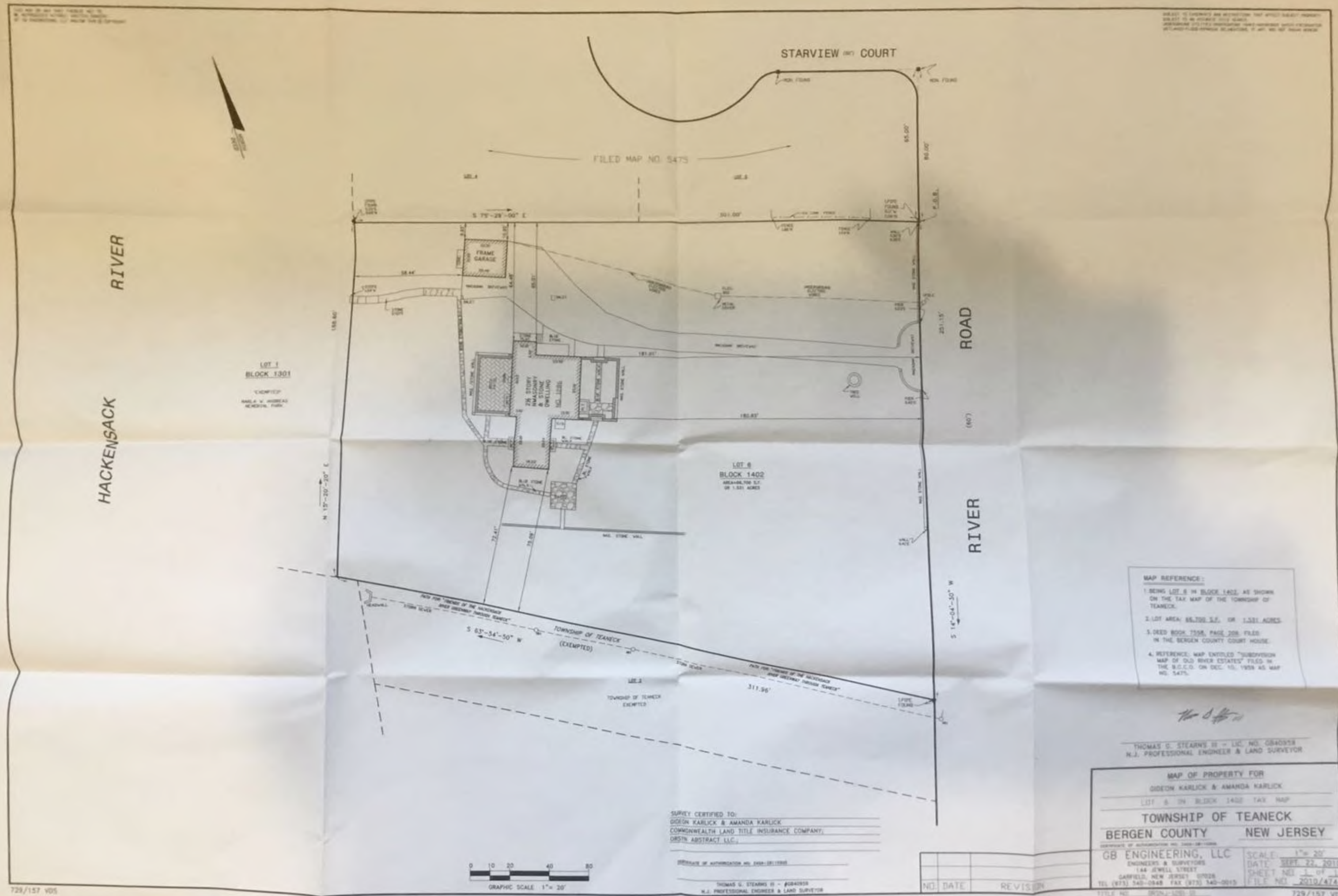
DESCRIPTION OF WORK: Install 6' High Fence in Rear + Side yards.

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.

FILED MAP NO. 5




STARVIEW COURT
FILED MAP NO. 5475
HACKENSACK RIVER
RIVER ROAD
LOT 1
BLOCK 1301
LOT 6
BLOCK 1402
FRAME GARAGE
2½ STORY MASONRY & STONE DWELLING
TOWNSHIP OF TEANECK
(EXEMPTED)
S 63°-54'-50" W
S 14°-04'-50" W
N 15°-20'-20" E
S 75°-29'-00" E
311.96'
MAP REFERENCE:
1. BEING LOT 6 IN BLOCK 1402, AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF TEANECK.
2. LOT AREA: 66,700 S.F. OR 1.531 ACRES.
3. DEED BOOK 7558, PAGE 208, FILED IN THE BERGEN COUNTY COURT HOUSE.
4. REFERENCE: MAP ENTITLED "SUBDIVISION MAP OF OLD RIVER ESTATES" FILED IN THE B.C.C.O. ON DEC. 10, 1959 AS MAP NO. 5475.
THOMAS G. STEARNS III - LIC. NO. GB40958
N.J. PROFESSIONAL ENGINEER & LAND SURVEYOR
MAP OF PROPERTY FOR
GIDEON KARLICK & AMANDA KARLICK
LOT 6 IN BLOCK 1402 TAX MAP
TOWNSHIP OF TEANECK
BERGEN COUNTY
NEW JERSEY
GB ENGINEERING, LLC
ENGINEERS & SURVEYORS
144 JEWELL STREET
GARFIELD, NEW JERSEY 07026
TEL (973) 340-0948 FAX (973) 340-0015
SCALE: 1"= 20'
DATE: SEPT. 22, 2010
SHEET NO. 1 OF 1
FILE NO. 2010/474
SURVEY CERTIFIED TO:
GIDEON KARLICK & AMANDA KARLICK
COMMONWEALTH LAND TITLE INSURANCE COMPANY;
ORSTN ABSTRACT LLC.;
THOMAS G. STEARNS III - #GB40958
N.J. PROFESSIONAL ENGINEER & LAND SURVEYOR
NO. DATE REVISION
GRAPHIC SCALE 1"= 20'
729/157 VDS