

BERGEN COUNTY PRESERVATION ORGANIZATIONS

[For information on Historic Preservation Commissions and the National Register of Historic Places, see the end of this listing.]

ORGANIZATION NAME & ADDRESS	CONTACT PERSON	DESCRIPTION/PURPOSE
<p>BERGEN COUNTY HISTORIC PRESERVATION ADVISORY BOARD c/o B.C. Division of Cultural and Historic Affairs One Bergen County Plaza - 4th Floor Hackensack, NJ 07601</p>	<p>B.C. Division of Cultural and Historic Affairs 201-336-7274 Cynthia Forster, Chair</p>	<p>Established by the Freeholders to advise on County historic preservation matters, administer the historic preservation component of the <i>Open Space, Recreation, Farmland and Historic Preservation Trust Fund</i>, and the annual <i>Commendation Awards Program</i>.</p>
<p>BERGENFIELD HISTORIC SITES COMMITTEE Borough Hall 198 North Washington Ave. Bergenfield, NJ 07621</p>	<p>201-387-4055 Borough Hall</p>	<p>Advises on historic preservation matters.</p>
<p>CLOSTER HISTORIC PRESERVATION COMMISSION Closter Borough Hall 295 Closter Dock Rd. Closter, NJ 07624</p>	<p>201-784-0756 Borough Hall</p>	<p>Borough Ordinance passed in June 1998 creating the commission to survey historic sites and resources in the municipality. Amended in 2001 to allow for the designation of landmarks and the review process. As of 2002, the commission has designated 10 landmark sites. www.closterboro.com</p>
<p>CRESSKILL HISTORIC PRESERVATION COMMISSION Borough Hall 67 Union Ave. Cresskill, NJ 07626</p>	<p>John Spring, Chairperson 201-569-8573</p>	<p>Commission preserves and monitors designated historic landmark sites and properties in Cresskill and considers additional sites for landmark status. Borough Ordinance passed in mid 1980's and updated to conform to state enabling legislation.</p>
<p>ENGLEWOOD HISTORIC PRESERVATION ADVISORY COMMITTEE Borough Hall 2-10 North Van Brunt St. PO Box 228 Englewood, NJ 07631</p>	<p>Dr. Will Lee, Chairman 201-871-6612</p>	<p>Established by ordinance in 1994, the EHPAC advises the Planning Board, the Board of Adjustment, the Zoning/Construction official, and property owners about Englewood's historic sites, street-scapes, and districts.</p>

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<p>FAIR LAWN HISTORIC PRESERVATION COMMISSION Borough Hall 8-01 Fair Lawn Ave Fair Lawn, NJ 07410</p>	<p>Borough Hall 201-796-1700</p>	<p>Historic Preservation Commission created by ordinance.</p>
<p>FAIR LAWN HISTORIC SITES PRESERVATION CORP. Cadmus House 14-01 Pollitt Dr. Fair Lawn, NJ 07410</p>	<p>Richard Ball, President 201-996-7692</p>	<p>The mission is to preserve the c1815 Cadmus House Museum, artifacts, and photos relating to Fair Lawn's history..</p>
<p>LEONIA HISTORIC PRESERVATION COMMISSION Borough Hall 312 Broad Ave. Leonia, NJ 07605</p>	<p>Jean Arbeiter, Chairperson 201-461-6906</p>	<p>The purpose of the Commission is to carry out the requirements of Leonia's Historic Preservation Ordinance; To further the cause of historic preservation; To determine Leonia's historic house and sites; To encourage the owners of historic houses to accept designation; to present community programs and tours; to publish historic materials. www.leonianj.gov</p>
<p>LYNDHURST HISTORIC PRESERVATION COMMISSION Borough Hall 367 Valley Brook Ave. Lyndhurst, NJ 07071</p>	<p>John Deveney Chairperson 201-804-2457 ext. 3</p>	<p>Commission was created by ordinance in 1998, it's goal being the preservation of Lyndhurst's historic buildings.</p>
<p>MAHWAH HISTORIC PRESERVATION COMMISSION 300B Rte. 17 South PO Box 733 Mahwah, NJ 07430</p>	<p>Borough Hall 201-529-5757</p>	<p>Officially appointed to safeguard Mahwah's architectural, archaeological, and cultural heritage by preserving and protecting historic sites, structures, objects, roads and cemeteries. The MHPC is a Certified Local Government. www.mahwahrwp.org</p>
<p>MAYWOOD HISTORICAL ADVISORY COMMITTEE Borough of Maywood 459 Maywood Ave. Maywood, NJ 07607</p>	<p>Betty Fetzer, Chairperson 201-843-1130 201-845-2900 Borough Hall</p>	<p>The 1986 Ordinance created the local historian position and committee of local residents, appointed by the Mayor.</p>

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<p>MONTVALE HISTORIC PRESERVATION COMMISSION Borough Hall One Memorial Dr. Montvale, NJ 07645</p>	<p>H. Roger Anderson Chairman 201-391-5700 ext. 225</p>	<p>Commission identifies and recommends to Planning Board, sites worthy of designation as historic landmarks. Once designated, Commission reviews requests for demolition, relocation and exterior modifications. www.montvale.org/histpres.htm</p>
<p>NEW BRIDGE LANDING PARK COMMISSION PO Box 4131 New Bridge Landing Station River Edge NJ 07661</p>	<p>Mike Trepicchio, Chairman</p>	<p>A state agency with representatives from local stakeholders responsible for the overall planning and development of Historic New Bridge Landing park. www.newbridgelanding.org</p>
<p>NEW MILFORD HISTORICAL COMMISSION Borough Hall 930 River Rd. New Milford, NJ 07646</p>	<p>Cynthia Forster Chairperson 201-967-5044 201-991-0140 Fax</p>	<p>The New Milford Historic Preservation Commission was created by ordinance. It continues to showcase our historic past and educate our residents to the rich history in New Milford.</p>
<p>NORTH ARLINGTON HISTORICAL COMMITTEE Borough Hall 214 Ridge Rd. North Arlington, NJ 07031</p>	<p>Borough Hall 201-991-6060</p>	<p>Advises on historic preservation matters.</p>
<p>RIDGEFIELD PARK HISTORIC PRESERVATION COMMISSION Borough Hall 234 Main St. Ridgefield Park, NJ 07660</p>	<p>Village Municipal Building 201-641-4950</p>	<p>Ordinance created a historic downtown commercial district. The commission has design review guidelines.</p>
<p>VILLAGE OF RIDGEWOOD HISTORIC PRESERVATION COMMISSION Ridgewood Village Hall 131 North Maple Ave. Ridgewood, NJ 07450</p>	<p>Arthur Wrubel, Chairperson 201-670-550 x240</p>	<p>To identify, record and maintain an inventory of all historically or architecturally significant buildings, sites, landmarks, or structures and aid the public in understanding their worth and preservation. www.ridgewoodnj.net</p>
<p>RIVER EDGE HISTORIC PRESERVATION COMMISSION 705 Kinderkamack Rd. River Edge, NJ 07661</p>	<p>Borough Hall 201-599-6300</p>	<p>1998 ordinance created a Commission and procedures for designating landmarks and creating design review guidelines.</p>

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ROCKLEIGH HISTORIC PRESERVATION COMMISSION Borough Hall 26 Rockleigh Rd. Rockleigh, NJ 07647	Douglas Johnsen 201-768-4217 Borough Hall	Review body that recommends to the Planning Board additions to older homes within the Rockleigh Historic District. www.rockleigh.org/history/history.htm
RUTHERFORD HISTORIC PRESERVATION COMMISSION Borough Hall 176 Park Ave, Rutherford, NJ 07070	201-460-3000 Borough Hall	The RHPC is an advisory commission and part of the Borough of Rutherford and is responsible for promoting historic preservation.
SADDLE RIVER LANDMARKS COMMISSION 100 East Allendale Rd. Saddle River, NJ 07458	Borough Hall 201-327-2609	Commission was created by Ordinance 400C in 1984 in order to preserve Saddle River's heritage. As of 1999, 33 landmark sites had been created. Commission has design review guidelines.
TEANECK HISTORIC PRESERVATION COMMISSION Municipal Building 818 Teaneck Rd. Teaneck, NJ 07666	Eugene Coleman Chairperson 201-967-0133, Borough Hall	Commission was established by Ordinance #3141 in 1988 to designate and regulate Teaneck's historic sites and districts.
TENAFLY HISTORIC PRESERVATION COMMISSION Borough Hall 100 Riveredge Rd. Tenafly, NJ 07670	Borough Hall 201-568-6100	Commission created in 1988. Monitors changes to designated historic sites and districts. Advises Mayor, Council and the Planning Board on preservation policy of Tenafly.
WATER WORKS CONSERVANCY, INC. PO Box 714 Oradell, NJ 07649	201-265-1000 info@HWWC.org	The WWC Mission: Preserve the Hackensack Water Works; tell the story of water as a vital resource and interaction between ecosystem and humans; create Museum, Environmental Education, Cultural and Hackensack River Research Centers; and support the restoration of the river ecosystem. www.hwwc.org

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HISTORIC PRESERVATION COMMISSIONS and the MUNICIPAL LAND USE LAW: [The following are excerpts from the *New Jersey State Historic Preservation Office (SHPO) and Office of State Planning (OSP)* jointly prepared publication, April, 1996, on Historic Preservation and the Municipal Land Use Law.]

Municipalities in New Jersey obtain their authority to identify, evaluate, designate and regulate historic resources (individual sites and districts) from the *Municipal Land Use Law (MLUL)*, the enabling legislation for municipal land use and development planning, zoning, and, since 1986, historic preservation zoning (N.J.S.A. 40:55D-1 through 136). When amendments to the MLUL went into effect, municipalities were able to 1) incorporate historic preservation plan elements into their Master Plans; 2) adopt a Historic Preservation Ordinance; 3) create a Historic Preservation Commission.

The most effective protection of historic resources is designation and regulation at the municipal level. Historic preservation designation at the municipal level is a separate action that is not connected to listing in either the *New Jersey or National Register of Historic Places [SR/NR]* (see below). Listing alone on the SR/NR does not bar a private property owner from altering or even demolishing a listed property.

Communities may adopt a zoning ordinance that designates and regulates historic sites or historic districts and establishes design criteria and guidelines. Historic preservation designation is described as an “overlay” to zoning because, as Section 65.1 of the MLUL states, historic designation is “in addition to such designation and regulation as the zoning ordinance may otherwise require.”

Historic preservation ordinances vary among municipalities in the degree of authority granted to Commissions to protect designated historic properties. The strongest ordinances allow the Historic Preservation Commission to review proposed alterations, new construction, and demolitions affecting designated historic properties and to make binding decisions regarding the issuance or denial of municipal permits. An alternative approach to permit review grants the planning or zoning board the decision-making authority after the Historic Preservation Commission has issued a recommendation.

Design Guidelines: As with criteria for evaluating historic significance and integrity, design guidelines provide an objective, uniform and consistent foundation for making decisions on alterations, new construction or demolition affecting historic properties. State Plan policies recommend that municipalities incorporate into their planning and development review activities design guidelines that protect the character of historic sites, landscapes and structures; promote adaptive re-use; and enable development and redevelopment that maintain, complement and enhance scenic and cultural values.

Design Guidelines are formulated on the basis of the historic and architectural character of the designated historic properties. The goal of the design guidelines is to ensure the appropriate treatment or sensitive alteration of historic properties, the maintenance and retention of historically and architecturally significant details, and the visual compatibility of new construction in historic districts. Design guidelines are the legally adopted standards used to guide the decisions of historic preservation commissions and to help residents and property owners protect and enhance designated historic properties and districts.

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THE NEW JERSEY AND NATIONAL REGISTERS OF HISTORIC PLACES (SR/NR) [The following are excerpts from the *New Jersey State Historic Preservation Office (SHPO)* publication on the New Jersey and National Registers.]

The National Register of Historic Places (NR) is the official list of the nation's historic resources worthy of preservation. Congress established the first historical registry in 1935 through the passing of the Historic Sites Act. This act directed the Secretary of the Interior to designate properties of national importance as National Historic Landmarks. The 1966 National Historic Preservation Act (80 Stat. 915, as amended) established a National Register of Historic Places to include significant districts, sites, structures, buildings, and objects of local, state and national interest. The 1966 act instructed the governor of each state to appoint a State Historic Preservation Officer (SHPO) to work in partnership with the US Department of the Interior's National Register Office. For NJ, the SHPO is the Commissioner of the Department of Environmental Protection. The Historic Preservation Office constitutes the professional staff at SHPO.

The New Jersey Register of Historic Places (SR) is the official list of NJ's historic resources of local, state, and national interest. Created by the New Jersey Register of Historic Places Act of 1970 (N.J.S.A. 13:1B-15.128 et seq.), the NJ Register is closely modeled after the National Register Program.

The SR/NR provide a degree of review and protection from public encroachment. Section 106 of the National Historic Preservation Act of 1966, as amended, provides for review of any federally licensed, financed or assisted undertaking for properties listed on, or eligible for listing on, the National Register. The New Jersey Register law requires review of any state, county or municipal undertaking involving properties listed on the New Jersey Register. These reviews are designed to prevent destruction or damage of historic resources by public agencies.

Inclusion on the NR enables the owner of a property to take advantage of several financial benefits. The Tax Reform Act of 1986 permits owners and some lessees of historic buildings to take a 20% income tax credit on the cost of rehabilitating such buildings for industrial, commercial or rental residential purposes. The rehabilitated building must be a certified historic structure that is subject to depreciation, and the rehabilitation must be certified as meeting standards established by the National Park Service. Furthermore, Historic Preservation Bond Fund matching grants and low interest loans for rehabilitation and restoration are available to state, county and municipal agencies and non-profit organizations with properties listed on the SR.

Listing on the SR/NR does not place restrictions on private property owner rights. Within the limits of local municipal zoning laws, private property owners can do anything they wish with their property, provided no federal or state license, permit, or funding is involved. If a private property owner objects to National Register listing by a notarized letter to the SHPO, the nomination is sent to the National Register Office for Determination of Eligibility, but the property is not listed on the National Register. A Determination of Eligibility provides for re-

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view of federally sponsored encroachments as detailed previously, but tax benefits will not apply unless the property is actually listed on the National Register.

For further information on the *MUNICIPAL LAND USE LAW, NEW JERSEY AND NATIONAL REGISTER OF HISTORIC PLACES*, contact:

State of New Jersey
Department of Environmental Protection
Division of Parks & Forestry
Historic Preservation Office
PO Box 404
Trenton, NJ 08625-0404

TEL: (609) 292-2023, 292-2028, and 984-0140

FAX: (609) 984-0578

E-MAIL: njhpo@dep.state.nj.us

www.state.nj.us/dep/hpo

For additional preservation information:

NATIONAL REGISTER OF HISTORIC PLACES :

www.cr.nps.gov/nr

NATIONAL TRUST FOR HISTORIC PRESERVATION:

<http://www.nthp.org>

PRESERVATION NEW JERSEY:

www.preservationnj.org

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