

-NEXT REGULAR MEETING: WEDNESDAY, JANUARY 21, 2004 at 6:30 P.M.

## MINUTES OF THE HISTORIC PRESERVATION COMMISSION

December 17, 2003

Chairman Al Zaccone called the meeting to order at 6:30 p.m., it having been duly noted that this meeting is being held in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., notice of which was sent to The Record on the 19<sup>th</sup> day of December, 2002, and to the Star-Ledger on the 29<sup>th</sup> day of December, 2002. Roll call was taken. Commission members present were: Al Zaccone, Ed Arcari, Ed Holmberg and Theresa McDonough. Commissioner Anlian was also present at the meeting.

The minutes of the November 26, 2003, meeting were approved.

**Correspondence and Notes:** *NOTE: ANY APPROVALS REMAIN SUBJECT TO THE APPLICANT SECURING CONSTRUCTION PERMITS FOR ALL WORK REVIEWED BY THIS COMMISSION. ALL APPROVALS FOR SIGNS ARE SUBJECT TO CONFORMANCE WITH ZONING ORDINANCE AND MUST BE APPROVED AS SUCH BY THE ZONING OFFICER.*

**Old Business:** none

**Ridgefield Park Diner**, nothing further submitted.

**NEW BUSINESS: Ridgefield Park Animal Hospital**, was represented by the applicant. The application fee of \$45.00 was received. Initially, they wanted blinds installed until they decided what to do with the front windows. They would like to put painted signs in the four windows. They are not putting anything in the shoe repair store window. This actually would be considered additional signage by the zoning ordinance, requiring a variance. It is really artwork that would be displayed in the window and the Commission feels that although some sign art is quite beautiful, some are also unattractive. It is also a matter of the type of store. This particular store is also one that does not encourage people from the outside to view in, which is another consideration for this particular application. In all likelihood, this would need a variance from the Zoning Board because it exceeds the percentage limit in signage size and number of signs. The sign on the window does say RP Animal Hospital. The applicant feels that people do not realize that the business is an animal hospital, so this additional sign is needed. The Commission is concerned about the precedent that approval of this application might cause.

The Commission suggested that a possible solution to this problem would be to install this artwork on panels rather than painting it directly on the window. If the panels were installed two feet back, it would provide the necessary screening and people would be able to read the sign. Lights could also be installed above the panels. An example of this is the liquor store, which just reopened. The

application as submitted would have to be denied because it is second signage to the overall building. The Commission does not want to encourage more signage. Although this particular type of painted windows are in some stores, they are not permitted. Some of these signs were put up before the ordinance and some were put up without permission. Some of these storefronts have gotten letters asking them to remove the unapproved signs. This application will be held over until the next month.

**envision Eyecare**, 182 Main Street, was represented by Evan Joo, O.D., (1512 Palisade Avenue, 4B, Fort Lee, NJ 07024). The application fee was submitted. The proposed sign will be hunter green background with gold lettering, with three gooseneck lamps. The conduit is encased in a cable that will be installed in a square, plumb fashion or concealed completely. The overall size of the sign is 3 ft. x 8 ft. The applicant believes the zoning officer has already approved the size of the sign. Any approval is subject to the review of the zoning officer and that the size of the sign is within the limits of the sign ordinance. No neon is allowed unless it is installed two feet inside the storefront. The location of the sign is fine. With regard to painting, the door should be painted and anything that is removed, the brickwork should then be cleaned. The door and frame and storefront frame should be painted. Part of the approval will include the address of the building as well as the store hours that are prominent on the door and the lettering will be up to ½" high indicating licensed professional on the window is acceptable provided that the lettering is no more than two inches high. The preprinted signs indicating hours of operation are also allowable. The number of the building could be up to six inches high.

A motion was made by Al Zaccone and seconded by Ed Arcari, approving the application for envision Eyecare for a classic hunter green sign, which is going to be wood with gold trim, gold lettering, the logo with the eyeglasses also being in gold, including three gooseneck lights with concealed or plumb and level rigid conduit, that the sign is within the size allowed by the zoning ordinance, the size of the sign has been submitted is 3 feet high x 8 feet wide, it is understood at this point that it is within the zoning ordinance maximum allowed, that the sign is going to be placed above the storefront above the current sign, which indicates Winograd Travel, and that the sign is going to be set at the same placement as the adjacent store, currently Estee Nails, and that the wood trim around the storefront is going to be painted and the present door has recently been painted so that can remain, that there is lettering indicating the licensed professional that is going to be up 3 inches high that is going to be placed in the storefront, that the business hours are going to be posted on the door, either in vinyl letter or on a card and the approximate size of the business hours will be ½ inch high and that the number of the building, 182, is going to be on the door up to six inches high and that lettering will be a white, a gold or similar color. All were in favor of this motion.

**CORRESPONDENCE AND NOTES:** The meeting dates for 2004 will be on the third Wednesday of each month, beginning at **6:00 p.m.** instead of 6:30 p.m. At the next meeting, the Chairman, Vice Chairman and Secretary will need to be elected and reappointed. The first meeting will be January 21, 2004.

Commission Anlian held a discussion on the makeup of the Commission, restructuring the classes of members and the possible appointment of new members.

**Rae's Gourmet Café** – the Building Department is asked to verify that the lights being installed are in accordance with what had been approved by the Commission.

As per the August 20, 2003, minutes, Rae's application was kept open as the gooseneck lights were not ready and the application was supposed to be resubmitted at a later date for approval of the lights.

Al Zaccone also requested to Commissioner Anlian that money be in the budget so that the pictures can be updated. Commissioner Anlian also advised that possibly in about one month the street light replacement project would be going out for bid.

There being no further business the meeting adjourned at 7:25 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Carol Todd, Building Department  
Martin Durkin, Esq.  
RP Animal Hospital  
envision Eyecare