

NEXT REGULAR MEETING: WEDNESDAY, APRIL 23, 2003 AT 6:30 P.M.

## MINUTES OF THE RP HISTORIC PRESERVATION COMMISSION

MARCH 19, 2003

Chairman Al Zaccone called the meeting to order at 6:32 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 19th day of December, 2002. Roll call was taken. Commission members present were: Al Zaccone, Ed Arcari, Ed Holmberg, Mary Romme and Robert Olson.

The minutes of the January 15, 2003, meeting were approved. There were no minutes for February as there was not a quorum present.

**Old Business:** There was a carry over from 59 Mt. Vernon Street for a new sign, however, no papers have been received on this application.

**New Business:** New World Nails, 210 Main Street, was represented by businessowner, Bruce Lee (73 Boiling Springs Avenue, East Rutherford, NJ 07073). The application fee of \$45.00 was submitted. The application is for a sign and lettering on the window. The sign will be made by the same signmaker that did RP Animal Hospital. Al Zaccone suggested to Mr. Lee that he also include the area code number on the sign.

The sign is will be 8 ft. wide x 1 ft. 7 in. high and will be centered. The gold letters will be ½" thick on a dark green background and made of wood. The sign will be matching RP Animal Hospital. There needs to be some trim repair and touch up paint done on the front of the building.

There will also be lettering in the window indicating "nails" and the telephone number in red. The Commission would prefer to see this lettering done in gold with black outline.

A motion was made by Al Zaccone and seconded by Robert Olson, that the sign presented by New World Nails at 210 Main Street is approved subject to a permit being taken out for the sign and that it does meet the zoning ordinance for size; the sign is going to be gold lettering, it will be a wood sign with a forest green background, the colors will be matching RP Animal Hospital directly across the street, the lettering in the window will be gold with a black shadow outline in lieu of red and green as indicated on the application and that the broken, damaged or missing trim on the façade of the building is replaced to match the existing colors, it is also noted that this is not a lighted sign. All were in favor of the motion.

The applicant was reminded that if there are any questions, the signmaker could contact Al Zaccone directly and that he still must first get a permit to install the sign. The applicant also asked if neon signs were allowed and he was informed they were not permitted unless installed 10 feet behind the window. It was explained to the applicant that old businesses might still have neon but neon is not approved for any of the new signs. It was also explained to the applicant that if he wanted to install a grand opening sign he should contact the Building Department to get a permit for a temporary sign.

**Little Stars Day Care Center**, 78 Mt. Vernon Street was represented by Emad Youseff (13 Oak Street, Ridgefield Park). The application fee of \$45.00 was submitted. The same signmaker that did RP Animal Hospital is also making this sign. The application is for a new sign for the building.

The proposed sign is 12 ft. x 4 ft. high. The sign will be lighted with the conduit behind the sign. Any exposed conduit will be painted to match. There will be four gooseneck lights installed over the sign. The sign will cover any marks from the old sign.

A motion was made by Al Zaccone and seconded by Ed Holmberg that the sign for Little Stars Day Care Center be approved, that the sign will be lighted with four gooseneck aluminum color with all wiring and conduit concealed, the size of the sign subject to the approval by zoning ordinance is going to be an overall size of 12 ft. wide x 4 ft. high, it will be gold lettering on a wooden forest green background and will read as stated on the application "Little Stars Day Care Center, Pre-School and Kindergarten", it will have a telephone number and fax number and a logo. The sign location is going to be at the location of the previous tenant's sign, which was GJEM, it is going to be placed second over the second window bay to the right of the entrance and will be between the top of the window and the control joint above. All were in favor of this motion.

Al Zaccone reminded the applicant that he needs a building permit to install the sign.

Ed Holmberg made a general comment that many of the signs seem to be coming in similar style and color. In the future, he thinks it might be a good idea to suggest a different color so that not all the signs are green and gold. The wooden signs are very attractive and really are leaning more toward the consistency that the Commission would like to see; however, in the future if an alternative color could be used it might add some variety.

**Interchange State Bank**, 245 Main Street was represented by Judd Davies (National Sign Company, 297 Hudson Street, Hackensack, NJ 07601) and James Sorge of Interchange State Bank (Park 80 West, Plaza 2, Saddle Brook, NJ 07663). The application fee of \$45.00 was submitted. The application is for new signage for Interchange State Bank, which is presently Bridge View Bank.

There are no variations in size or dimensions. The color will be different but they are not adding any signs or taking any away. One sign (entrance and parking) will be double-sided. The sign over the main entrance will continue to be lighted by the gooseneck lighting. The bank simply wants to interchange the existing signs with the new name.

The size of the wall sign is 2' x 15' and the free-standing sign is 4' x 6'. The main sign is made of aluminum but the letters are green painted aluminum letters, which will be pin mounted, raised letters. The background panel will be ivory. It is clear this is not a lighted sign. The depth of the box is only 2 inches. The overhead lights are incandescent bulbs.

Bob Olson said he would personally like to see a more decorative sign such as the wood signs that have been installed recently. They seem to be a little more elaborate than this "plain Jane" sign. Ed Arcari said he doesn't mind the box sign as the building is rectangular and straight. Bob said he would like to see a sign with a little more character to make it more appealing. Ed Holmberg said he would also like to see a more aesthetically appealing sign but this sign does meet the guidelines.

James Sorge said he just wanted to make it clear that this application is pending approval of the merger, which he expects to get sometime in April.

A motion was made by Al Zaccone and seconded by Mary Romme approving the signs submitted for Interchange State Bank, three of the signs are going to remain the same as they are as approved for Bridge View Bank except that the color and name will be submitted on this application; there are a total of four signs: a pole sign, a sign at the entry to the building, a sign at the entry to the building, a sign at the entry to the parking lot, which is a double-sided sign and there will be a new sign over the main entrance, which in lieu of the gold lettering on the black background as had been approved for Bridge View Bank, it will be a sign that will have green lettering on an ivory colored aluminum background, it will be the same size as had been approved for Bridge View Bank, which is 15 ft. long x 2 ft. high, it will be projecting from the wall 2 inches and it is a completely framed sign, there is no additional lighting proposed, none is being approve, the location of the sign over the front entrance will be the same as had been approved for Bridge View Bank. All were in favor of this motion with the exception of Bob Olson, who was opposed.

The applicant was reminded that they still require building permits for installation.

**High Spirits Wines and Liquors, 215-217 Main Street**, submitted an application for signage. The application fee of \$45.00 was submitted. Chairman Al Zaccone stepped down for this application as he is the architect for this project.

The application is for obtaining the existing brick, the entry for the second floor and the archway will also be maintained. The entry to the store and to the upstairs will be in the corner, taking the first storefront. A sign will be needed as there are trees blocking the view of the sign. The main sign for the building will be in the bay over the second storefront and the number and telephone number will be in the next bay. There will be decorative art panels in the other bays. The door will be wooden, which will be painted. The colors will be burgundy and a forest green and also an Indian white, which will be a trim color used. The colors picked are similar to those used at Len Mosco.

There will be panels under the storefront. The stores are presently at different levels and will now be brought to one level. The plans have already been approved by the Planning Board. The top will remain stucco, which will be cleaned and refinished. There will be a cornice added to the top of the building.

The back of the building will be a 30 ft. addition and an 8 ft. sidewalk will be between the parking lot and the building itself. This will be the handicap entrance. The front of the building will receive new pavers. There will be a double-door entry and one door will be for the upstairs entry. There will be a panel with a sign for upstairs tenants. This is technically four storefronts so each storefront has its own sign. The brick will be powerwashed to maintain the brick. Gooseneck lights will be installed on the front of the building. Nothing will be in the windows. Ed Arcari noted that the brick coloring on the application is slightly different than the actual brick color on the building. Al Zaccone excused himself for the motion.

A motion was made by Ed Holmberg and seconded by Robert Olson approving the drawing presented by the applicant, Andre Lamb, showing 215-217 High Spirits Wines and Liquors and the other two panels being artwork showing grapes and vines and the colors being green and burgundy, the entrance for the upstairs tenants showing 215-217 Main Street, the twelve gooseneck lights will be over the sign panels, the cornice to be in a burgundy and green, the back of the building will have sign reading High Spirits Wines and Liquors over the entrance, double doors will be matching green and burgundy, three gooseneck lighting in back, the entrance to the upstairs with available sign above that, sidewalk will also be done as brick pavers matching the existing pavers on Main Street, all lighting conduit will be concealed as indicated, a new concrete walk does not have to be pavers but will be placed in the back of the building, guardrails will be placed for the safety of the pedestrians. All were in favor of this motion.

**Correspondence and Notes:** Al Zaccone mentioned to the Building Department about repairs to 254 Main Street (Park TV) that the Commission would this building checked out for safety. The Building Department asked Al Zaccone to put this request into a letter. The Commission will be sending a letter to the Building Department indicating that it is the recommendation of the Historic

Commission that as the building is now unoccupied that before another tenant moves into that space and comes before this Commission, that the building be investigated for its soundness by a licensed design specialist such as an architect or engineer because it appears that the brick veneer is coming away from the structure and that a lot of the fascia panels surrounding the building at the fascia, at the soffet are also coming away from the building and the Commission is very concerned about the condition of the building itself. The Commission would like this corrected prior to hearing any application by this Commission.

Al Zaccone said that he saw a final draft of the design guidelines and that they are supposedly going to print and distributed in about one month.

As far as letters to property owners, they have not been sent out yet. The Building Department will supply the Commission with the letters and labels for the Commission to send out. Al Zaccone will speak to Commissioner Anlian to get funds for postage.

Mary Romme asked about the status of both Dr. Gross and Berlows. As far as Berlows, letters were sent out, however, nothing has been done about compliance with the approval granted by the Commission. The Commission previously sent a letter to Martin Durkin asking about removal of the sign that was installed in violation of the approval conditions. Mary Romme said she would contact Martin Durkin to see if the Commission has the authority to ask that the sign be removed by the Village until all conditions for approval are met.

There being no further business the meeting adjourned at 7:50 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Carol Todd, Building Department  
Martin Durkin, Esq.  
Bruce Lee, New World Nails  
Emad Youssef, Little Stars Day Care Center  
James Sorge, Interchange State Bank