

NEXT REGULAR MEETING: WEDNESDAY, JUNE 16, 2004 at 6:00 P.M.

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

May 19, 2004

Chairman Al Zacccone called the meeting to order at 6:08 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 29th day of December, 2003, and to the Star-Ledger on the 29th day of December, 2003. Roll call was taken. Commission members present were: Al Zacccone, Edward Arcari, Edwin Holmberg and Mary Romme. Robert Olson arrived after roll call.

The minutes of the April 21, 2004, 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.*

Correspondence: A thank you was received from the family of Virginia Anlian for the expression of sympathy. Ed Holmberg also expressed his thanks for the expression of sympathy from the Commission. The Heritage Newsletter was also received. The Edgewater Hidden Treasures tour will be on June 13. Boswell McClave sent a set of Main Street lighting plan for review by the Commission.

Old Business: None.

New Business: **78 Mt. Vernon Street**, was represented by the building owner, Jason Hu. The application fee of \$45.00 was submitted. The application is to patch holes in front of the building from an old sign that was removed and paint the front of the building to match the existing colors as close as possible. The building will be cleaned and patched and then painted. There is also an existing metal rusted box that is a working alarm that needs to be repainted. Ed Arcari pointed out that a special paint needs to be used to adhere to the stucco surface.

A motion was made by Al Zacccone and seconded by Mary Romme to approve the application to patch and repair with the proper paints, colors to match existing colors. All were in favor of this motion.

This repair work was noted on the list of observations made by the subcommittee of the Historic Preservation Commission. It will be noted that this application will take care of the needed repairs.

Ridgefield Park Storage, 9-13 Lincoln Avenue (businessowner Palermo's Pastry). The application fee of \$45.00 was submitted. No one was present to represent the applicant. They are looking to replace the existing sign and make two aluminum signs, flat mount frame with white graphics attached to burgundy background. One sign will be at the Lincoln Avenue address and the other will be on Spruce. No drawing was submitted. Each sign will be 2 feet high x 8 feet long and about 1 ½" deep.

A motion was made by Al Zaccone and seconded by Ed Holmberg, to approve the application with the condition that a drawing is submitted that properly indicates the colors that are going to be used, the drawing can be submitted to the Chairperson for approval that it complies with this approval by the Commission, the size of the sign is going to remain approximately the same as the existing sign, same lettering as had been submitted, it is 2 ft. high and 8 ft. long, it is a flat-mounted aluminum sign, there are two units required as there are two buildings that it is going on. All were in favor of this motion.

An amendment was made to the motion and seconded by Ed Holmberg that if there are any repairs that are necessary to the buildings they be addressed by the owner as part of the condition for the approval of the sign. The signs are not to be installed until those conditions are rectified. All were in favor of this amendment to the motion.

The signmaker arrived after the application was approved. The conditions of the approval were discussed with him and he will make sure that Al Zaccone receives a copy of the drawing of the proposed sign.

Comments: The subcommittee will go back to the other areas of the historic district on Spruce and review those buildings, as they were not included in the first report. The final report will then be given to the Mayor and Board of Commissioners with a copy going to the Building Department. The Mayor and Board of Commissioners will then decide what will be done with this information. A cover letter will be included that the Commission is offering a sincere opportunity to discuss what these problems are and how they can best be addressed.

Boswell McClave sent a set of Main Street lighting plan for review by the Commission. The Commission briefly looked at these plans. The subcommittee will look at the locations for these lights when they go out and complete their observations. The committee will verify the locations of the new lights so that they don't interfere with ingress and egress to driveways and parking. The Commission would also like verification as to the existing walks and how they are going to be repaired, if they are going to be repaired, is conduit now being installed that is going to necessitate the removal of the existing sidewalks. Additionally, as the Commission has had a committee walk regarding improvements within the district and many of those improvements include the

sidewalks directly affected by the light installations, the Commission respectfully requests a meeting among the Commission, Boswell McClave Engineering and the Mayor and Commissioners' representatives to review the plan and the scope of work.

As a follow up, a letter will be sent to the Building Department regarding the former High Spirits business location as well as 252 Main Street (A&M Stationery) and what the status is on these buildings. A letter will also be sent regarding Wireless Communications at 189 Main Street that it is the understanding of the Commission that the business is moving out and that there were conditions that were part of the initial approval that were never addressed by the building owner. It will be requested that the Building Department not issue a CO for any other tenant considering that space until those improvements are made to the building.

As far as the observations from the initial review, it might appear that the Commission was being very picky but, in fact, it was not. On page 2 under upkeep conditions, it will be noted that the concerns were addressed at tonight's meeting with the applicant.

A letter will be sent to the Mayor and Board of Commissioners inviting them to set up a meeting at their earliest convenience to discuss the observations of the historic district, possibly at the same time that the street lights will be discussed as many of the Village concerns overlap the efforts that will be taken with the new lighting plan.

There being no further business the meeting adjourned at 7:30 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Carol Todd, Building Department
78 Mt. Vernon Street
Ridgefield Park Storage