

NEXT REGULAR MEETING: WEDNESDAY, OCTOBER 15, 2003 at 6:30 P.M.

## MINUTES OF THE HISTORIC PRESERVATION COMMISSION

September 17, 2003

Chairman Al Zaccone called the meeting to order at 6:33 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 19<sup>th</sup> day of December, 2002. Roll call was taken. Commission members present were: Al Zaccone, Ed Arcari, Ed Holmberg and Robert Olson. Terry McDonough arrived after roll call.

The minutes of the August 20, 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:** Future Image/Shapes, 173 Main Street, was represented by the business owner, Gail Levine. She advised that she received a letter dated September 10, 2003, advising that the zoning ordinance does not permit permanent window signs. A permanent window sign requires a variance issued by the Zoning Board of Adjustment, which means that any lettering of windows has to be approved by the Zoning Board and a variance is necessary in accordance with the interpretation by the zoning officer.

Gail Levine said that back in December and February when there was conversation about what she could and couldn't do with her building, he never said that she couldn't put a sign in her window. She said that in her letter of December that she sent to him she asked him that he advise her exactly what her options were regarding a sign in the window and the only reply she received from the zoning officer was that she could not have neon in the window. At no time, was she ever told that she could not put anything in the window. The conversation was only that she could not put her logo on the roof and in the window. Now it is being reinterpreted that she cannot put anything in the window.

What is before the Commission is a window sign with white vinyl lettering with a blue outline. The size of the letters are 4 ½ inches high, three lines, taking up a total of space of 22 inches high x 63 inches across. There is also some lettering to go on the door that says 173A and a logo that says Shapes and the hours. The overall size is 15 inches wide x 26-28 high. The size of the letters will be a little less than 4 ½ inches for the address and the logo is going to blue white with a blue background. This application is a continuation of a previous application

that was approved for a sign on the mansard roof. At that time, the applicant was not sure what would be put in the window so approval was only given for the sign to be mounted temporarily on the mansard roof and then permanently mounted.

Al Zaccone advised that the issue of lettering on a window or door is going to affect a lot of people. He reviewed this with the zoning officer and the Commissioner as well because this will affect anyone who is now coming in with lettering in the window—whether it is an address, hours of operation on a door, etc. It is now being interpreted that this is now a sign and not in accordance with the zoning ordinance and needs a variance for it.

Al Zaccone made a motion, with the understanding that an application may be made for a variance and approval from the Zoning Board, which was seconded by Robert Olson, that the Commission approve the lettering in the windows as presented, which is a white vinyl lettering with a blue outline, indicating “30 minute workout for women, fitness and weightloss” with the telephone number, that lettering is going to go in the storefront window and additional lettering is going to indicate the address, the name of the store and hours of operation, which will be placed in the glass of the door entry. All were in favor of this motion.

Gail Levine asked the Commission is the possibility of having to go for a variance starts with her business or everyone who has been here the past couple of months. Gail feels that if this is a ruling on the books, it should have been on the books for all stores that opened up in the last six months. Al Zaccone said that he couldn't answer this question. She said she has had many problems. She is curious what “under new management” means and if this business would be grandfathered. There are businesses on Main Street that have this on the outside of their building. She said there are only few stores in compliance with this new interpretation that was not in effect in February. She said she sees much inconsistency. Al Zaccone advised that much additional work is done without the approval of this Commission and the Commission is attempting to follow up on these.

Gail Levine advised there is one inconsistency that deeply troubles her and that is A's Stationery/M's Internet Services at 254 Main Street. This business has a neon sign in it and she was told that absolutely no neon is allowed.

**Oritani Savings Bank**, 231-233 Main Street, was represented by James Jaworski, Esq., Wells, Dreifuss, Jaworski, Leibman & Paton, LLP., PO Box 1827, Paramus, NJ 07653-1827 (201) 587-088 Fax (201) 587-8845. Also present were: Kevin Lynch, President of Oritani Savings Bank, Rosanne Jarrel, Facility Director for Oritani Savings Bank and Glen Reda of EBA Architects (1850 Burnt Mills Road, Bedminster, NJ 07921). The application fee of \$45.00 was submitted.

The application is for a new sign and storefront improvements. They plan on installing five gooseneck style lamps over the main sign. The sign will be non-illuminated white letters on dark blue background with gold highlight around the box, a band of about ½ - 1 inch. The sign will be scalloped corners similar to other signs in the Village. The front door will remain the same.

An ATM machine will be installed through the wall with a safe behind it and a cloth canopy above the ATM to keep the customers dry. The awning will be dark blue. The applicant was advised that the canopy must have a front flap, a retractable awning is preferred, and cloth awnings are preferred, old-fashioned type awnings are more attractive and must be closed on the sides.

Gooseneck lamps will be installed and for additional lighting for the ATM, they plan to install three lights in brass. They also propose that on the raised panel, the edge be beige color and the center section be in the blue color and the projected frame or trim piece be in the same gold color to tie everything together. The gooseneck fixtures would be in brass finish and would stick out about 22 inches and be 14 inches high. There will be four of these fixtures.

The white letters will be about 18 inches high and the sign will be 60 sq. ft. The stucco above the sign will be in beige and wrapped around the side of the building. They would like to put their days and hours of operation and name of bank on the door and the street number on the building. This sign is usually no more than 8 ½ inches x 11 inches. They would like their application amended to include same and will submit three revised drawings reflecting these changes.

They would like to install a light above the ATM (which is required by law as well as a mirror and camera) so that people using the ATM are safe. They will include a cut sheet on the fixture selected in the revised drawings. The awning will be blue, the same color as the ATM. All of the lights will have concealed mounting.

A motion was made by Al Zaccone, which was seconded by Terry McDonough, that the application is approved as submitted on presentation board, in the colors submitted with the work including the ATM that has been submitted to include an awning that is canvas, blue fabric above the ATM machine that will have a scalloped front edge, closed sides and that it does not have a rigid aluminum frame bracing the center of the awning, and that the storefront is approved for the light fixtures that have been submitted, including four gooseneck brass lights above the sign indicating Oritani Savings Bank and included with that amended application is for lettering above the door that would indicate the address of the building and lettering on one panel of the door that would indicate the hours of operation, the revised drawings are going to be submitted, three copies so that they can be marked for approval, the lights are going to be concealed mounted, there will be no exposed conduit and it is understood that there will also be security cameras that will be installed on the face of the building, stucco colors

are approved, locations for the painting is approved as submitted. All were in favor of this motion.

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

**NEW BUSINESS: Wachovia Savings Bank**, 200 Main Street – no one was present.

Al Zaccone distributed copies of the design guidelines books to all members. Commissioner Anlian advised Al Zaccone that these books would be sold through the Building Department for \$15.00. Al Zaccone will bring copies to the County as well.

**CORRESPONDENCE:** A letter was received from Doug Hansen dated July 18, 2003, regarding Wachovia Bank advising that his office had approved temporary signs at the bank until they get approvals from the Historic Commission. This was done as a courtesy so the bank may operate under their new name. They fully realize they are doing this at their own risk. No one came to the August meeting and no one is present at this meeting. There is still no application submitted as far as a sign. **NOTE TO DOUG HANSEN:** Based on the memo dated July 18, the Commission is still awaiting an application and fee from Wachovia Bank for 200 Main Street.

The Commission feels this now puts it in a situation because the bank has already received what they want and has not bothered to submit an application or fee for these signs that are already installed. They have installed more signs than were originally there. They did not just replace the top sign. They have installed a placard on the side of the business. A letter will be sent to the Building Department requesting what had been approved for temporary sign, how many signs and for how long was approval granted. If application is not made and upon the expiration of approval for the temporary signs, all signage must be removed in its entirety.

A letter will also be sent to the Building Department regarding apparent work being done on 252 Main Street without application before the Commission. It is apparent and obvious that work is being done at the storefront of 252 Main Street. A new tenant has occupied that building and no application has come before this Commission. There is lettering in the windows. There is neon in the windows. Nothing has been done to address correcting the building as of this date.

The Building Department will also be advised that additional lettering and signage has been placed in the window at 256 Main Street (Rae's Gourmet Café) and asking if any action will be taken with regard to this tenant.

The Commission is particularly concerned with regard to these tenants, as it apparently is the interpretation that no lettering or signage is allowed to be placed in windows (per letter dated September 10, 2003, to Gail Levine at 173A Main Street).

Correspondence was received regarding Heritage Newsletter and a letter from Dennis McInerny about the dedication of the Baylor burial site on September 21.

There being no further business the meeting adjourned at 7:20 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Carol Todd, Building Department  
Martin Durkin, Esq.  
Gail Levine, Shapes, 173 Main Street  
James E. Jaworski, Esq., Oritani Savings Bank