

**NEXT REGULAR MEETING: THURSDAY, MAY 26, 2011 AT 6:00 P.M.**

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION  
APRIL 28, 2011**

Chairman Robert Olson called the meeting to order at 6:20 p.m., it having been duly noted that this meeting is in accordance with the Open Public Meetings Act N.J.S.A. 10:4-6 et seq., notice of which was published in The Record on the 29th day of December, 2010, and sent to the Star Ledger on the 29th day of December, 2010. Roll call was taken. Members present were: Bob Olson, David Bilow, Gerard Garofalow, Juan Kuriyama and James Manfredi. Donna McEntee arrived after roll call.

The minutes of the March 24, 2011, meeting were approved.

**APPROVAL NOTES: 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.**

**IF THERE ARE ANY DEVIATIONS TO WHAT IS APPROVED, ANY AND ALL CHANGES MUST BE PRESENTED TO THE HPC PRIOR TO ANY WORK BEING DONE. THIS INCLUDES ANY CHANGES IN PLANS, MATERIALS, COLORS, ETC., WHICH HAVE BEEN GIVEN FINAL APPROVAL BY THE HPC.**

**Public Comments (not pertaining to applications):** None at this time.

**Old Business:** (11-03-02) **DS Hair Sensation Unisex**, 59 Mt. Vernon Street, application for new signage (awning) (represented by businessowners). The application fee was submitted to the Building Dept.

The application is to install an awning on the top of the store. The awning would be made on Sunbrella fabric in a terra cotta coloring with white painted lettering (ivory/dark yellow) to read: DS Hair Sensation Unisex; the bottom flap would read 59, T.201.641.2121. The side panels would read: Hair Salon T.201.641.2121. The frame would be steel tubing. A sample of the fabric was attached to the application. The size of the sign listed is 17'6" wide x. 2" high, the flap is 8" high in the front, the DS lettering will be 12" high, the main lettering will be 18" high and the small lettering on the flap will be 3/5" high. They would like to install approved gooseneck lighting in the future.

The HPC has concerns over the type of awning and the visibility of the signage on this building. The HPC explained that there cannot be a flat spot on the top, there can be a flap. As per the guidelines, the awning needs to be more of a waterfall style, it cannot just be a flat canopy attached to the building. There has to be a minimum three feet projection. It has to be seven feet from the sidewalk. The HPC suggested that if the awning was a little lower it would make the angle steeper so visibility would be better. In order to put lights over the awning, the awning must be a little lower. A 3 x 3 awning would work better with this building. With the current slope, visibility of the lettering would be poor. The awning company needs to submit a new rendering, which would also include the proposed gooseneck lighting, before final approval is given. The new rendering must include specific details on the colors and proposed gooseneck lighting.

A motion was made by Gerard Garofalow and seconded by David Bilow, that based on a new rendering to be submitted showing the awning to be seven feet above the sidewalk, projecting from the building three feet, no flat top and vertically three feet; three gooseneck lights to be installed (specific details to be provided to the HPC prior to installation) exact colors and details to be listed on the new rendering; size to be approved by the Zoning Officer; awning will be a sunbrella (Terra cotta, sample submitted) with white painted letters in ivory and dark yellow; neon sign to be moved two feet inside of the front window. All were in favor of this motion.

**Old Business:** (11-04-01) **The Coffee Machine**, 175 Main Street, was represented by the business owner Patrick Silvestri and signmaker Chris Kim. The application is for new signage and lighting. The application was

previously submitted to the Building Dept.

The letters will be raised cutout 1" thick Komatex/PVC letters, 1/8" copper Dibond faced letters. The background of the sign will be repainted in the same green color (copy to be supplied). The molding on the bottom is in need of repair. Three black gooseneck lights will be installed. The HPC questioned if white or green lighting might go along better with the rest of the design of the façade. It might make more sense to be green or white. The lighting should be installed internally and no conduit should be visible. The bottom molding needs to be repaired and repainted.

A motion was made by David Bilow and seconded by Gerard Garofalow, approving the sign as submitted (1" thick white Komatex/PVC cut letters, 1/8" brushed copper Dibond faced) with three gooseneck lights in dark green installed internally with no exposed wiring; all wiring to be done from the inside; the trim on the bulkhead and front be repaired and caulked; the entire front will be repainted in green color submitted and white after repairs. All were in favor of the motion.

**(11-04-02) This and That Hardware**, 21 Mt. Vernon Street, was represented by the business owner, Stanley Kowal. The application is for new signage. The application fee was previously submitted to the Building Dept.

The applicant would like to install two new metal signs with a black frame around them. One sign would be on the storefront over the door and the other sign would be on the Mt. Vernon Street side of the door. There are no raised letters. It would be vinyl letters on the sign. The light box has been removed. The color of the sign would be an ivory background with burgundy lettering. The sign above the door would be 60 inches wide x 36 inches high. Lettering to read: (6" letters) This & That, (4.5" letters) Hardware & Plumbing (3" letters) 201-373-9700. The sign on Mt. Vernon Street would be 120 inches wide x 36 inches high. Lettering to read: (8" letters) This & That (4.5" letters) 201-373-9700; (8" letters) Hardware (6" letters) & Plumbing. No lighting is proposed in this application. The HPC is concerned over the size of the sign. The applicant will need to check with the Zoning Officer regarding allowable size. The hours of operation and address are permitted on the door. The owner has no plans to paint or pressure wash the building. The HPC said that paint would improve the looks of the building as it is dirty. The projecting bracket on the side of the building will be removed.

A motion was made by Juan Kuriyama and seconded by David Bilow approving the sign as indicated on the drawings with the colors as indicated on the application (ivory background/burgundy letters); pending approval from the Zoning Officer regarding size but the aesthetic color and lettering seems appropriate, the projecting bracket on the side of the building will be removed; outside of building can be cleaned. All were in favor of this motion.

**(11-04-03) The Cintron Firm**, 167 Main Street, was represented by business owner, Mark J. Cintron. The application fee was previously submitted to the Building Dept. The application is for new signage and awning.

The HPC noted that work has already been done prior to submitting an application to the HPC even though this building is located in the historic district. There is lettering in the window; a new anodized window and new glass and anodized door already installed without approval from the HPC. The applicant said he was unaware that he needed to come before the HPC and that he submitted architectural plans to the Building Dept. when obtaining permits and they never informed him that he needed to come before the HPC. He also said that an inspector from the Building Dept. had come to check out the signage already installed on the window and lead him to believe that it was acceptable and there was no problem with his signage. The HPC explained to the applicant that whenever any work is done to the outside of any building in the historic district, an application must be submitted to the HPC.

There is an existing alarm box that does not function that will be removed. The applicant would like approval for the following: 1) signage on the window (signage has already been installed and window has already been changed) 2) 8 foot wide sign to be installed above the front window with the firm name and phone number 3) blue canopy over the entrance door with "167" on front of canopy 4) firm name on new front door.

The HPC is concerned that there is too much signage for this building. There are three signs proposed, which is too much for this building. The applicant will need to check with the Zoning Officer to see how much signage is allowed. The HPC also needs to see specific details as to colors and samples used. The current rendering shows different blues for the canopy and sign. The HPC needs specific details regarding the awning such as 1) projection 2) how it is mounted 3) dimensions 4) actual color name and sample of the fabric 5) specific details as

to size. The HPC is also concerned that the blue does not match the rest of the building. The entire building seems to be in the white/red/burgundy theme and to introduce the blue in the awning might not be appropriate. The anodized window and door do not go along with the building. The door opening itself has been changed. The applicant stated that this was included in his plans for his permit. He was not informed that he had to come before the HPC for this work. The front door used to be recessed. The applicant will need to resubmit the application as there are too many changes.

The HPC will need to address the installation of the door without the applicant being advised to come before the HPC. This new door completely changes the look of the building. There was an opportunity to really enhance the outside appearance of this building. The Building Dept. does not have the authority to approve any work on the outside of the building without coming before the HPC. The applicant needs to go before the Zoning Officer to see how much signage is permitted. The application cannot be heard as submitted. There are too many changes to make a decision. The HPC cannot make a decision on this application until a more complete application is submitted and the HPC has the opportunity to speak to the Building Dept. regarding the work done without a permit. The blue awning does not seem to fit with the existing coloring of the building. Perhaps a different color will work better with the building.

A motion was made by Gerard Garofalow and seconded by James Manfredi to deny the application as submitted. The applicant may resubmit the application without submitting another application fee. All were in favor of this motion.

#### **Correspondence and Notes:**

- A. Discussion on reviewing guidelines. David Bilow suggested that the HPC allot 15 minutes per meeting to discuss a different area of the guidelines each meeting if time permits. Next month, members should be prepared to discuss awnings.
- B. Donna McEntee – getting business cards made for HPC
- C. Funds were encumbered to order supplies under PO #7318. Bob Olson will order cabinets.
- D. CVS – no further information has been supplied by CVS
- E. Rialto –Bob Olson got called down to a last minute site meeting with the contractor. There is a new contractor for this project. The contractor asked if stucco was acceptable to use for the outside of the building. Bob Olson advised him it was not. The contractor was also advised that he must come before the HPC with new plans and renderings once they decide how they will proceed with the building. They were informed they must maintain the character of the building. The building must also be made presentable for July 4<sup>th</sup>.
- F. Bob Olson will make a list of the historic buildings so that it can be distributed to all members for input.
- G. HPC needs a copy of a check and/or deposit slip from the Building Dept. so that it knows if application fees have been paid prior to the meeting.

**Announcements:** None at this time.

There being no further business, the meeting adjourned at 7:15 p.m.

The next meeting will be May 26, 2011, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept. / Zoning Board  
 DS Hair Sensation Unisex  
 The Coffee Machine  
 This and That Hardware  
 The Cintron Firm