

**NEXT MEETING: THURSDAY, January 26, 2012 AT 6:00 P.M.**

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION  
DECEMBER 15, 2011**

Chairman Robert Olson called the meeting to order at 6:05 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 29<sup>th</sup> day of December 2010, and sent to the Star Ledger on the 29<sup>th</sup> day of December 2010. Roll call was taken. Members present were: Bob Olson, James Manfredi, Donna McEntee and Jeff Hoffman.

The minutes of the November 17, 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, MATERIAL, COLORS, ETC., WHICH HAVE BEEN GIVEN FINAL APPROVAL BY THE HPC.**

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

**New Business: (11-12-01) Touch Hair Salon**, 189 Main Street, was represented by signmaker, Jae Park of Future Image Sign, 400 Route 46, So. Hackensack, NJ 07601 (201) 954-5938 ([fisign@yahoo.com](mailto:fisign@yahoo.com)). The application fee was submitted to the Building Dept. The application is to install a new aluminum sign to replace the existing sign. The sign will be 3' x 10', the size of the existing sign.

The new sign will be made of aluminum and will be 3' x 10'. The background color will be black and the logo and lettering will be ivory (sample provided). No lighting will be installed. The hours of operation and address will be listed on the door.

A motion was made by Donna McEntee and seconded by Jeff Hoffman to accept the application as presented. The sign will be 3' x 10', made of aluminum; the colors will be glossy black background and ivory lettering and logo; hours of operation and address in 2" letters to be applied; no lighting is included in the application at this time. All were in favor of this motion.

**Old Business: (11-04-03) The Cintron Firm**, 167 Main Street, sent a letter dated September 21, 2011, advising that he was unable to attend the meeting. Mr. Cintron advised that he is attempting to locate the proper material to paint the existing metal door. The best material has turned out to be automobile paint and he supplied several colors to select from. Mr. Cintron requests that the HPC select two shades of red that would be acceptable. The information regarding the proposed awning was also provided to the HPC. The new awning will be a squared shape. Mr. Cintron advised that he would submit a revised application if necessary. A letter was sent to Mr. Cintron advising that the HPC cannot pick the color to use for his sign. He will need to advise the HPC of his color selection in order for the HPC to review the application.

**Green-Tech General Contracting**, 74-76 Mt. Vernon Street – Bob Olson spoke with the Building Dept. regarding the color of the door. The color is acceptable to the HPC. The window was also cleaned up and the application is now complete.

**Rialto Theatre**, 172 Main Street - The brick has been installed on the Cedar Street columns and looks fine. Renderings need to be submitted prior to any signage or lighting is installed on the building.

**Riverside Medical Group, (11-09-01)** 204-206 Main Street was represented by the signmaker, Future Sign. Jay Park brought new drawings of the proposed signage. He said that the Building Dept. informed him that only two signs were allowed for the building. Mr. Park was brought up to date on items that the contractor, Emmanuel Baywosa, advised were either already finished or would be finished. Some of these projects were never done, which Mr. Park was unaware of.

The HPC is still missing a completed application. Mr. Park will return a revised application once final decisions are made on this project. Mr. Park was advised that although Mr. Baywosa said all blinds had been repaired and replaced, they are still in poor condition and in need of repair. Mr. Park asked if it would be permissible to make the windows opaque instead of installing blinds and the HPC informed him that this would be an acceptable solution provided all plans are submitted to the HPC prior to any work being done.

There is lettering installed on the windows and doors that was never approved. There is also a bright yellow sign installed at the Mt. Vernon Street location that was also never approved and is not acceptable to the HPC. The lettering already installed would exceed the allowed signage so it must be removed.

The applicant proposed installing a sign above the entrance on Main Street and on the top of the building on the Main Street side as well as two banners along the building on Main Street and then a sign on the top of the building on Mt. Vernon Street as well as four banners on Mt. Vernon Street. He also proposed 14 black gooseneck lights along the top of the building on both sides. The sign above the entrance would be 1" blue painted cut out letters reading Riverside Pediatric & Medical Group with a logo. The banners would be 13 oz. outdoor banner with sign posts. Installation details are included on the renderings.

Mr. Baywoosa was previously informed that the two round lights by the doors on the Main Street side needed to be removed and acceptable lighting installed. The lights are too contemporary for this building and need to be replaced with appropriate lighting. Mr. Park said he would take care of this.

He is proposing one sign on top of the building with five gooseneck lights over it as well as a sign over the entrance on Main Street with two gooseneck lights over it and two banners on the side of the building. There is also a small sign reading "Riverside" on the corner of the building with two gooseneck lights over it and then another large sign on the top of the building on Mt. Vernon Street with five gooseneck lights over it as well as two banners on the Mt. Vernon Street side of the building.

The HPC pointed out to the applicant that from March through October 31, trees will be covering the top sign and the HPC wants to make sure the applicant realizes this. The top sign will not be visible during these months due to the trees. It is the opinion of the HPC that the banners would take up less footage than the big sign on the top of the building and should only constitute one sign. The fact that the trees would obstruct the view of any top signage is a consideration in approving these banners and the HPC has no problem with the installation of the small banners on the sides of the building. The goosenecks lights are acceptable as they would light up the building.

The HPC made it clear to the applicant that the lettering installed on the windows and doors must be approved before any new signage is installed. This lettering was never approved. The sign on the Mt. Vernon Street parking lot must also be approved as it was also never approved. It needs to be aesthetically pleasing and approved by the HPC before any new signage is installed. The applicant can apply for a temporary sign for this location if necessary but the existing sign was never approved.

The HPC had also inquired about putting back the clock that was originally on the building as was previously discussed. The HPC would really like to see the clock back on the building. The application will remain open pending more detailed information.

The applicant reviewed what is necessary in order to get approval for this application:

- 1) Existing lettering on doors and windows that was never approved must be removed
- 2) Existing on the Mt. Vernon Street lot just be approved as it was never approved
- 3) The lights by the front door on Main Street need to be removed and proper lights installed.

- 4) The HPC needs to see any renderings prior to installation
- 5) The previous contractor said all the blinds were repaired or replaced, however, this is not accurate and needs to be addressed.
- 6) Bob Olson offered to meet with someone from Riverside if they would like to discuss what is needed to be done. The applicant was advised he did not have to wait until the next meeting to submit new renderings in order to keep the project moving. The revised application and drawings can be submitted via email so the HPC can review them and advise if they are acceptable.
- 7) It is the recommendation of the HPC that the gooseneck lights be installed along the top of the building (on Main Street and Mt. Vernon Street sides) even if signs are not installed on the top of the building.
- 8) The HPC recommends banners on the sides and to keep the signage over the door. The HPC will discuss the visibility problems with the Building Dept.
- 9) All changes must first be submitted in writing to the HPC in order for any approvals to be given and prior to any work being done.
- 10) The HPC said the signs on the building and the Mt. Vernon Street lot should be coordinated so they all match. The applicant should get with the Building Dept. as to what signage is allowed for actual parking signs (handicap, parking for patients only)
- 11) The applicant must return a completed application prior to any approvals given by the HPC. There is currently no application in the file.

The applicant was advised that a complete application must be submitted for any approval to be given and all work (removal of unapproved lettering, signage, repair of blinds, etc.) must first be done before any approval will be granted by the HPC. If the applicant decides on covering the windows with something other than new blinds (opaque paint, frosting), that must first be approved before that work is also done.

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

- A. Discussion on reviewing guidelines. David Bilow suggested that the HPC allot 15 minutes per meeting if time permits. Awnings were discussed.
- B. Funds were encumbered to order supplies under PO #7318
- C. HPC can make an addendum to be included with the guidelines for necessary updates.
- D. Bob Olson will make a list of the historic buildings so that it can be distributed to all members for input
- E. Letter sent to Star Nails re: installed signage on window without permit; Building Dept. re: Little Stars Daycare (Main Street location) – property maintenance needs to visit site - no response received
- F. Signage applied to windows without permits. Several stores have applied window signage without permits – Star Nails, RP Bagel, Dante's. Letter sent to Building Dept. – no response received
- G. Post Office – the HPC should look into having this designated as historic to maintain the character of this building for the future
- H. Centennial House – the HPC should look into having this building designated as historic. The HPC needs to discuss the boundaries of the historic district.
- I. Jade Lee – a letter was sent to Jade Lee that maintenance needs to be done to the side window, signs need to be removed – taped up paper was removed and new paper applied but an acceptable, permanent solution needs to be done to the window - letter will be sent to Building Dept. advising of same

**Announcements:** None at this time.

There being no further business, the meeting adjourned at 6:51 p.m

The next meeting will be January 26, 2012, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board  
The Cintron Firm  
Green-Tech General Contracting  
Rialto Theatre – Ms. Choi/Israel Fuentes  
Riverside Medical Group, Future Image Sign, Jay Park  
Paul Speziale, Esq., PO Box 182, Montvale, NJ 07645-0182  
Touch Hair Salon – Future Image Sign, Jay Park