

NEXT REGULAR MEETING: THURSDAY, AUGUST 25, 2011 AT 6:00 P.M.

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

Chairman Robert Olson called the meeting to order at 6:15 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, James Manfredi and Jeff Hoffman.

The minutes of the May 26 and June 23, 2011, minutes 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: (11-04-03) The Cintron Firm, 167 Main Street, sent a letter on June 15, 2011, advising that he has contacted the installer of the awning who will be issuing updated specifications within the week and that special paint is required for the front of the building and the contractor is in the process of obtaining samples from the supplier. He will keep the HPC apprised as he receives more information. No updated information has been received.

(11-06-01) The Fire Pit, 256 Main Street, was represented by businessowner, Jose Vera. The application fee was previously submitted to the Building Dept. The application is for new signage on the building.

The missing information was supplied to the HPC. The members have no problem with the application as submitted and giving formal approval of the application.

A motion was made by James Manfredi and seconded by Jeff Hoffman, approving the application as submitted complete with the details of the colors to be used. Details from last month are as follows: the new sign will be made of aluminum with a steel frame. The sign will be 6 feet wide x 3 feet high. The background color will be black, the lettering will be red and white and will read: THE FIRE PIT GRILL 201-440-4720. It will be installed using the same holes for the previous sign. There is already one existing gooseneck light. They do not plan on installing any other lighting. The store hours are already on the door. The applicant is going to retint the window that is already tinted in an opaque black. The frame of the outside windows will be repainted in the existing color. The burgundy color is Behr Raw Cinnabar YUL110-2. A sample of the red as well as the black tinting for the window were also supplied. All were in favor of this motion.

219-225 Main Street, was represented by the property management company. Leo Pflieger of PRG Realty Group (11 S. Washington Avenue, PO Box 444, Bergenfield, NJ 07621 201-394-8686 fax 201-385-8688, leo@prg-realestate.com). The application fee was previously submitted to the Building Dept. The application is to resurface the rear exterior wall to conform with the adjacent building and to update the transom windows. The applicant came back with details on further work to be done to the building.

The roofers are due back on Monday to finish the bottom level. The building now matches the other building well. They would like to paint the bottom part of the building in maroon like the Mosco Building. The bottom has been powerwashed and it is in good shape. They will also refresh the Mosco building. They will repair the

rotted wood on the Mosco building. He will also cap the wires and bundle them and then paint the cap. The only problem the HPC had with the current work is the chimney. It does not match. They agreed to repair the chimney so that it matches.

They plan to repoint side and front wall going up to the bulkhead, which is about 13 feet high just under the windows. He will powerwash the outside up to where his building ends. He will get rid of the paint under the windows of Viva Roma and the Nail Salon to restore to original brick. He will replace the existing transom windows and will replace the two doors at the Nail Salon with French doors. They will bring samples next month of what will be above the windows and the two new doors.

The next stage of proposed work was outlined as follows:

Bridge scaffolding 80 LF (1 level) – as requested by the Building Dept. The applicant asked the HPC to discuss this with the Building Dept. They think there might be a misunderstanding as to the height of the work being done. They believe it can be safely done with the 4 ft. scaffolding they have. No debris will reach the ground. The HPC will discuss this with the Building Dept. and explain that they are not working up to the roof, only about 13 ft. high. They will block the sidewalk on both sides where they are working. They will use a net so no debris will reach the ground.

To cut existing mortar cement and to do new painting cement along front stores from the bulkhead (lower) up to the middle lentil 13' high, area to be covered is 1,280 sq. ft.

To replace existing aluminum transom window and to replace with a new aluminum frame, new waterproof reinforced gypsum sheating and as a final face, stucco or aluminum (qty. 5 stores) 80' x 3" approximate.

To replace existing main entrance doors (qty 2) and to provide with a new exterior French doors or as per town design.

To replace existing glass storefronts (the new aluminum frame will be brown color) any other special color will be more expensive. The new frame will be reset on top of a new limestone base.

The applicant said he will ask the property owner if he will paint the window trims. He will discuss awnings with him but cannot promise anything. The name would go on the flap and the windows would then be anodized. This might be a possible option with the money saved by not having to replace the transom windows and bring some continuity to the buildings. The signs could be eliminated and the names made on a flap that might be able to be changed when a new tenant occupies the store. The property manager will discuss this with the property owner and report back next month on this option.

What they are looking for tonight is approval to continue with the Mosco refreshing and the back wall. Next month they will return with the continuation of the project as far as Viva Roma and the four stores on the Main Street side of the building. Viva Roma has plans for the side window, which must be approved by the HPC. The applicant does not have details of this project yet.

To recap what will be done on the front, they will fix the chimney, still awaiting approval on the back wall, refresh and refurbish the Mosco building, they will repoint up the bulkhead and powerwash the paint off of the two storefronts, they will fix the transom area, replace the two doors, seek approval for painting of the framing to a bronze color and tan on the top (they will wait to choose final color to compliment awnings if they are approved), clean up the exposed wiring and clean-up, repair and caulk and repaint any rotted wood. Next month they will come back for approval for the rest of the project.

A motion was made by Jeff Hoffman and seconded by James Manfredi to clean the lower brick of the building and along the Mosco building; bringing the existing maroon color around the back of the building and stopping at the adjacent building; replace and repair the wood where it is rotting and repaint to match existing colors (maroon and green trim); repair the chimney; run the existing exposed cables so they are not exposed; the doors will be painted green and capping will be green; rest of painting will be maroon on bottom; lights will be repainted in same color; lattice covering the air conditioner will be painted to match. All were in favor of this motion.

The applicant will return next month with samples of the doors, window framing and possible awning samples if the landlord is acceptable to this. A letter will be sent to Viva Roma advising that their portion of the application can be heard at the next meeting in August.

New Business: (11-07-01) Green-Tech General Contracting, 74-76 Mt. Vernon Street, was represented by business owner, John Lee. The application fee was submitted to the Building Dept. The application is for installation of a new door and painting of the door.

The applicant explained that the old door was blown away during a storm and needed repair. They installed a temporary wooden door and want approval for a new door and painting of the frame. They would like to paint it the same color as the trim on the windows. The previous door had windows and the HPC would like to see windows on the new door as well. The applicant was informed that he needs to return to the next meeting with specific details regarding the new door and trim color. He will need to submit a picture of the new door, including specific details of the door as well as a sample of the color of the door and the color of the paint that will be used on the trim. The glass that is broken will need to be repaired. There are maintenance conditions on this building that also need to be addressed. They are as follows: cracked glass needs to be repaired; exposed electrical cables need to be concealed; bracket needs to be removed; peeling paint at trim needs to be refreshed; bowing and rusted steel lintel needs repair. The HPC will do a walk-by of the building to check on the status of previous maintenance conditions noted for this property. A letter will be sent to the applicant advising of the observations made by the walk-by of the building. The applicant will return for the August 25 meeting with details on the proposed work.

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. Awnings to be discussed this month.
- 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. Rialto – there is a new contractor, no drawings submitted yet. Bob Olson received a call from the contractor requesting that he come to the site for a discussion on the project. The contractor would like to do something different with the sidewalk. He would like to put in stamped concrete rather than pavers. Bob Olson informed the contractor that it is his impression that per the guidelines that the sidewalk needed to be replaced with pavers. Bob Olson advised the contractor that he cannot come to the site to approve any changes to the original plans. The contractor must come to the meeting and present the changes and then the HPC will vote on the changes. No one appeared on behalf of the applicant tonight.
- E. HPC can make an addendum to be included with the guidelines for necessary updates.
- F. Bob Olson will make a list of the historic buildings so that it can be distributed to all members for input
- G. HPC will send a letter to the Building Dept. requesting that the check for the application fee be included with the application. The HPC will deposit the fee with the front office.
- H. The HPC needs to do an updated walk of the historic district.
- I. A 2011-2012 course listing from Drew University was received.

Announcements: None at this time.

There being no further business, the meeting adjourned at 7:10 p.m.

The next meeting will be August 25, 2011, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept. / Zoning Board
The Cintron Firm
Fire Pit Grill
219-225 Main Street – Leo Pflieger
Green-Tech General Contracting