

NEXT REGULAR MEETING: THURSDAY, JULY 28, 2011 AT 6:00 P.M.

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION
JUNE 23, 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, 2011, minutes could not be approved as there was no quorum.

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.

(11-05-01) **Flames Rotisserie Peruvian Cuisine**, 218 Main Street, was represented by businessowner Julio Infante. The applicant did submit the revised application (listing size, colors, sample of colors, installation details) and it has been approved. The applicant has permission to freshen up the outside of the building in the existing colors.

New Business: (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 applicant stated that the new sign will simply replace the previous sign. It 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 HPC needs a sample of the lettering and coloring, listing exact details as to the color names and sizes with a sample of each. The store hours are already on the door. The applicant is going to retint the window that is already tinted an opaque white. The new tint will be an opaque black. The HPC will also need details and a sample on this tinting to be applied to the window before final approval can be given.

The members present were satisfied with this application. In order to keep the project moving, this information will be distributed to all absent members for their opinion. Final approval will be granted at next meeting but temporary approval can be given provided the missing information is given to the Building Dept. for approval by the HPC. The frame of the outside windows will be repainted in the existing color. The HPC needs to have the color number and samples before approval is given. The information can be given to the Building Dept. to forward to the HPC for final approval.

There is a metal pole sticking out of the ground near the telephone pole but it is not the responsibility of the businessowner.

NOTE AFTER MEETING: Color samples were dropped off to the Building Dept. 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.

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 will come back next month with details on work to be done to the front of the building.

The applicant has all permits in order. The Property Manager did as advised by the Building Dept. and got it verbally approved from the HPC. In order to keep the project moving, the applicant would like permission to proceed with the roof and will return next month for approval on work on the front of the building.

The original plan was to bring the building back to the natural state. Once they power washed it, they found out there was already a previous adhesive on the building to try to prevent leakage. They would now like to make it conforming with the back wall of the liquor store, which is stucco. They cannot preserve what is there with the original brick. It is in bad shape and is crumbling and adhesive is covering the brick. The stucco would make it have the same line cuts and color. It is not possible to rebrick the back wall due to a major cost factor. The brick is porous. There are two apartments upstairs and businesses below, which have been getting water over the years. They just hired Hackensack Roofing to apply a new roof to both levels. They had to stop mainstream and had to repoint the building. When they got to the middle, they had to stop due to damage. They decided to go back to the Building Dept. who suggested coming before the HPC. They are now stopped midstream waiting for approval.

This building is in need of some renovation. First, they are looking to cure leakage and water problems. Secondary, they would like to make it more uniform with the transom window areas and some continuity on the side of the building. They can then maybe ask the business owners to get some new signage. The front of the building they are looking to just refurbish the transom areas. In the back they will be working on the upper and lower levels.

The existing Mosco Insurance Agency will be left in the burgundy and green. The HPC said this building is in need of a refreshing and the applicant had no problem with this. The HPC advised that stucco is not something it is looking to promote but since this is the back of the building and there aren't too many alternatives, maybe it could do something similar to the liquor store. The applicant said it plans on keeping the same line cuts and color. The can do the lower level in the same burgundy color as the Mosco building. The top layer would be uniform and the bottom layer would be burgundy to continue the Mosco building.

The HPC thinks it would look best to continue this color scheme and emulate the top of the other building. This would help to make the building look cleaner. Mosco needs to be refreshed and painted; all rotted woon on front of Mosco and side to be repaired and caulked, paint to be same colors as previously used; the lights need refreshing because they are all faded and tarnished. The applicant said it is important to them to get approval to continue with the roofing and the back of the building and then they will move forward with the HPC on the front of the building. There is still some leakage they need to address on the front of the building so work is necessary on this building. The building owner would be open to suggestions from the HPC and is willing to do the necessary maintenance on the building.

The members present had no problem with giving approval to continue with the back of the building and hearing the rest of the application next month to approve work on the front of the building. There are wire cables on the back of the building, which will be concealed and neatened up. They will remove them before the stucco and then hide them with capping probably. When the applicant returns next month, they will see what can be done with Viva Roma and Star Nails. The applicant said he does not see a problem returning the building back to the natural state and removing the paint on the brick.

The HPC will need to see a sample of the proposed colors, complete with details as to color numbers, to be used in the back of the building. The applicant will return next month for approval for work on the front of the

building. The applicant will talk to the building owner to see about possible new signs for these buildings or possibly awnings and see if anything can be negotiated between the building owner and the business owners. By next month, the applicant will have more of an idea of what will be done to the front of the building. The HPC would like to see the front returned to more of its natural state. The door to the apartment could use some maintenance. They will supply the missing information and samples to the Building Dept. to proceed with the back of the building. The application will be kept open to next month for completion of the work to the front of the building. They will return with information on power washing and bringing it back to its natural state, remove the paint, discuss awnings, replace the door and return with more of a plan for the remainder of the building. They will bring in samples of colors and see what the building owner will be able to do and see what the business owners will be willing to do. The applicant will drop off color samples and numbers to the Building Dept. for work to be done on the back of the building.

The application will be passed onto the absent members for their approval and the HPC will get back to the applicant within one week. The application will then remain open as far as work to the front of the building.

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
- 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 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 7:05 p.m.

The next meeting will be July 28, 2011, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept. / Zoning Board
 The Cintron Firm
 Flames Rotisserie
 Fire Pit Grill
 219-225 Main Street – Leo Pflieger