

NEXT MEETING: THURSDAY, SEPTEMBER 26, 2013 AT 6:00 P.M.

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION
SEPTEMBER 19, 2013**

Chairman Robert Olson called the special meeting to order at 6:03 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 27th day of September 2013, and sent to the Star Ledger on the 27th day of September 2013. Roll call was taken. Members present were: Robert Olson, Gerard Garofalow, James Manfredi and Donna McEntee.

The minutes of the August 22, 2013, 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.

Old Business: (13-07-01) Ooka Sushi & Steak House, 36 Mt. Vernon Street, application to reface sign. Applicant was represented by business owner Jin Hui Rew. Bill Schmidt was present to represent property owner Lexington Equities. This meeting was called to discuss work done to the building before approval was granted even though it was clearly explained to the business owner that approval was necessary before any work was done. The property owner said he did receive the list of work necessary on this property and there was a misunderstanding about the work that had been done. He was present to make sure everything was done properly.

- 1) Exterior of building needs to be power washed.
- 2) Red aluminum needs to be washed and repainted.
- 3) All aluminum that is falling down and the rotting wood needs to be repaired.
- 4) The glass is broken in the door and needs to be replaced.
- 5) The plantings are overgrown and the weeds need to be removed.
- 6) Landscaping needs to be done.
- 7) All the railings need to be scraped and painted.
- 8) All the trim rings for the lights need to be replaced as they are rusted and probably beyond repair.
- 9) Soffits need repair.
- 10) Rear doors need to be repaired. There is graffiti on them.
- 11) There is a casement window on the Lincoln Avenue side that is broken. It needs to be repaired or replaced.
- 12) Need to scrape and repaint the post where the sign will be refaced. Applicant must inform HPC of color (submit sample before painting).

The pole had already been painted before approval was granted. The applicant said they will submit detailed color information (name and color number) and a sample of all the paint colors used on this property. They plan on painting the railings black and will also supply that information. Most of the building will pretty much remain the same as is. They are not planning any drastic changes. They did a lot of the landscaping to clean up the area but the plants and shrubs need to be replaced. Most of the plants have died. The property owner explained that once money starts coming in for this property they will be able to put more money into the property. The HPC said that the property needs better maintenance and it would have been preferable for the property owner to have attended the HPC

meetings with the business owner from the beginning. The HPC is not expecting the owners to spend an exorbitant amount of money on the property; it would like the property to look more presentable.

Gerard Garofalow asked if the mansard roof will be painted and the owners said they did not plan on painting the roof. The HPC had previously requested that this be painted and the property owner agreed. They will also submit detailed information and a sample of the paint color used. The HPC also needs to see a rendering of the proposed plantings for this property. The doors were already replaced.

A motion was made by James Manfredi and seconded by Donna McEntee to accept the proposed work based on submission of the colors, color numbers and sample and a rendering of the shrubbery and what is proposed. All were in favor of this motion.

New Business: None at this time.

Correspondence/Notes/Comments: To be handled at regular meeting

Open/Outgoing correspondence this month: To be handled at regular meeting

Announcements – None at this time.

There being no further business, the meeting adjourned at 6:15 p.m.

The next regular meeting will be September 26, 2013, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept. /Zoning Board
 Ooka Sushi & Steak House
 Business owner: Jin Hui Rew, 36 Mt. Vernon Street
 Property owner: Lexington Equities