

NEXT MEETING: THURSDAY, DECEMBER 15, 2011 AT 6:00 P.M. (THIRD THURSDAY)

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION
NOVEMBER 17, 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 Donna McEntee.

The minutes of the October 27, 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: None submitted.

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 – John Lee was present to advise of the work done to the building. All work is now complete. He said he had tried the light blue color but it was too ugly so he changed it to the same color as the frame. He already installed the door and frame. He picked the brown because he did not like the blue color. The door needs to be painted to match the trim. They are currently two completely different colors because the door is in the pre-painted color right now. The window and trim all match now. There is no signage on the building. The light was pre-existing. The colors to be used on the door are SG-750 (1 coat) and on the siding corner SG-750 (2 coats). The applicant needs to return the revised application in order for approval to be granted. Complete details as to door and colors need to be included on the application. The applicant was informed that he did not have to return to a meeting for final approval as long as he returned the completed application. The HPC gave him the applicant copy to update and return. The Building Dept. cannot conduct inspection until the revised application is submitted.

219-225 Main Street, - The remainder of the work to this building had been approved but the HPC was advised by a tenant that the project manager informed him that no further work will be done as the additional cost of the scaffolding required by the Building Dept. will prevent the building owner from completing the remainder of the planned work and the brick will no longer be power washed. Bob Olson will speak to Mike Landolfi about this project.

Rialto Theatre, 172 Main Street - Bob Olson advised that he was called last Friday to look at the brick color but the meeting was cancelled. He then got a call to come on Monday. Bob Olson saw Israel Fuentes, the contractor, on Saturday and said they were still on for Monday but on Monday Israel did not show up. The base coat is done but the brick color is not done yet. Bob Olson is waiting to hear back from them.

Riverside Medical Group, (11-09-01) 204-206 Main Street was represented by the general contractor, Emmanuel Baywosa (18 Beacon Avenue, Jersey City, NJ 07306) and Paul Speziale, Esq. (PO Box 182, Montvale, NJ 07645-0182 ixtian96@aol.com). The application fee was submitted to the HPC. The application will be for new signage and lighting. The HPC is waiting for the applicant to come back with a revised application and detailed information as to what is planned. Although the applicant said the blinds have all been repaired, it appears that there are still some blinds that are in poor shape and should be replaced.

The applicant still needs to submit detailed information on the signage, lighting and banners before any installation is done. The HPC needs to see samples of colors (for both signage and banners), brackets, how they will be attached, sample of banners, existing tubular lights will be removed and sample of what will be installed prior to any work being done. The HPC would also like to see some information as to wind resistance on the banners as they will be on the side of the building. The HPC also inquired about putting back the clock that was originally on the building as was discussed last month. The HPC would really like to see the clock back on the building. The application will remain open pending more detailed information.

Correspondence and Notes:

- A. Discussion on reviewing guidelines. David Bilow suggested that the HPC allot 15 minutes per meeting if time permits. Awnings to be discussed this month. The HPC thinks it would be appropriate to decide on what type of awning the HPC prefers so that all applicants can pick the same kind. The sunbrella fabric or its equivalent is preferred by the HPC. Waterfall style is not permitted. The awning needs to project out three feet. It was suggested that when members see an acceptable style that they take a picture of it. The applicants should get several styles to choose from. The styles need to be the same but there should be several different colors to choose from.
- 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 will be sent to Building Dept.
- 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 will be sent to Jade Lee that maintenance needs to be done to the side window, signs need to be removed or the window needs to be tinted, etc., something to make it presentable.

Announcements: None at this time.

There being no further business, the meeting adjourned at 6:35 p.m.

The next meeting will be December 15, 2011, (third Thursday) 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 (Emmanuel Baywosa 18 Beacon Avenue, Jersey City, NJ 07306)

Paul Speziale, Esq., PO Box 182, Montvale, NJ 07645-0182