

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

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION
AUGUST 22, 2013**

Chairman Robert Olson called the meeting to order at 6:05 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 published in The Record on the 28th day of December 2012, and sent to the Star Ledger on the 28th day of December 2012. Roll call was taken. Members present were: Robert Olson, David Bilow, Gerard Garofalow, James Manfredi and Jeff Hoffman.

The minutes of the July 25, 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. The present application included only the refacing of the existing pole sign. The new signage had already been installed. The HPC has a problem with the 2D barcode on the sign, which has been removed. The HPC has received no further information from the applicant. The following items had to be addressed in order to gain approval:

- 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 applicant advised that he had already done all the painting. It was explained to the applicant at the last meeting that he must submit color samples before doing any work. He said he applied for a permit from the Building Dept. but did not know he needed approval first before doing the work. He thought if he painted everything the color it was, he did not need approval. Last month the applicant was told that full details of the refacing needs to be supplied to the HPC before any work can be done. The entire property needs to be addressed and cleaned up. The HPC also advised the applicant that he needed to return with a completed, detailed application. (none submitted to date). He was to notify the HPC before any work was done on the exterior of the building or any signage was installed. He was reminded that signage in the windows must also be approved before installation. The HPC needs to approve any work before it is done. This includes any work done to the exterior. All interior work needs to be brought before the

Building Dept. He cannot replace any door, window, etc. nor do any repair work without first coming before the HPC. The HPC stressed to the applicant that it does not want to see him waste money by doing work without first getting approval from the HPC before any work is done. The applicant is not to proceed with any work until it is approved by the HPC. The applicant was also advised of the next meeting date of August 22 as well as given an email address and telephone number for any questions he may have before the next meeting. The Building Dept. is not the Historic Preservation Commission. Applicants must come to the HPC to get approval before any work is done. He should not have even been approved to get a permit from the Building Dept. because he was not approved by the HPC for any permit.

The landlord is Lexington Equities, LLC, One Carol Place, Moonachie, NJ 07074. (201) 807-0111. The landlord needs to appear at the next meeting with the applicant so that everyone is aware that approval must be given from the HPC before any work can be done. A letter (with a copy to the applicant) will be sent to the landlord advising that he needs to attend the next meeting.

The HPC said they do not want to see the applicant waste money by doing work without approval that may need to be done over. The HPC was very clear at the last meeting advising the applicant that he was not to do any work before submitting a completed application and gaining approval. The landlord also needs to be aware of this. Just because the work was done does not mean that it is automatically approved. The work may have to be done again if it is not acceptable to the HPC. The landscaping appears to be done. The mansard roof still needs to be painted. The landlord should come to the next meeting. On the Lincoln Avenue side, there is a window that may need to be replaced due to a prior leakage.

The applicant advised that he does not plan to open for at least one month. The landlord will be sent a letter via cm/rrr advising that he needs to come to the next meeting and that before any other work on the exterior of the building continues, he needs to come in for approval first. The applicant also should be present at any meeting with the landlord. The applicant also needs to submit a completed application listing all the work that was done on the building. The HPC said it would hold a special meeting, if necessary, in order to keep the project moving. David Bilow did not want to hold up the opening of the business because of an incomplete application but the rest of the HPC feels they would prefer to hold a special meeting with the landlord and the applicant before signing off on the application. The HPC wants to make sure the application is complete and specific details are given to the HPC before any approvals are granted. The applicant did amend the application to include the 12 items needing attention before he left the meeting. The applicant was given contact information last month in case he had any questions between meetings.

Cosmic Wheel (13-01-01) 194 Main Street. The vinyl slate grey shingles were installed and look good. The HPC needs to know more complete details such as dimensions, colors, materials, etc., before it can approve the application. The applicant was advised that he could submit the detailed information for approval between meetings in order to keep the project moving. The HPC has not received any additional information from applicant John Russo yet. A letter was sent to Mr. Russo advising that the application will be closed if he does not attend the next meeting and give an update on this application. If he does not attend the meeting, the application will be closed and he will need to submit a new application before any work can be done. Mr. Russo advised that he was unable to attend the August meeting. He will be granted a one month extension. If he does not attend the September meeting, the application will be closed.

Rialto Theatre, (09-07-01) 172 Main Street - The applicant did paint the front entranceway but the wood did not take the color well. It appears that the approved color was not used. A letter was sent to Mrs. Choi. There is now a for sale sign on the building.

New Business: (13-08-01) Zoe Beauty Salon 180 Main Street. The applicant was represented by business owner Ysabel Calle. As there was a language barrier, Raymond Recio, acted as translator. The application is for a new sign in black and white reading: Zoe Beauty Salon, Dominican Stylist, 180 Tel: 201-779-1479 with pictures of two women on the sign. The drawing lists the size as 86" long x 31"

wide. There is no information as to how the sign will be mounted. The rendering submitted is not to scale so the HPC is unable to determine exactly where the sign will be installed. There are no materials or color names listed for the sign. Lighting is not included in the application. It appears that the size listed on the application is incorrect.

The applicant said that all the fixtures are already in place and he plans to just install a new sign made out of aluminum. The sign is the same size as the previous sign that was removed. The HPC does not approve of the pictures of the women on the sign. The applicant said he would remove the pictures. There is no information as to how the sign will be installed on the wall. The size of the sign is not to scale. The HPC needs to see specific information as to how the sign will be mounted (brackets, screws, etc.). In addition, a revised application with accurate drawing and details is necessary for approval to be granted. This can be sent to the HPC via fax or dropping off to the Chairman. Contact information was given to the application. The applicant was also advised that if there is any proposed lettering or signage on the windows or doors that must also be included in the application.

A motion was made by Jeff Hoffman and seconded by Gerard Garofalow to come back to the September meeting with a revised rendering presenting the sign exactly to scale with relation to where it will be installed on the building; the cut sheet showing actual details as to how the sign will be affixed to the storefront needs to be included as well as colors, sizes etc.; any lettering or signage on door or windows must also be included, No work may be done to the storefront until approval is given. All were in favor of this motion.

(13-08-02) Rays Delicias 175 Main Street. The applicant was represented by Raymond Recio. He would like to install new signage. The proposed sign is made out of aluminum and in a fading green color to read: Ray's Delicias, 175 201-440-0040. The size will be 144" long x 24" wide. The problem with the application is that the drawing is not to scale. The applicant needs to show the exact size of the sign on the fascia panel. Sign is not accurate. The HPC cannot determine the scale, how it is attached. The HPC will need details as to the green color. The applicant should provide the cut sheet as to complete details on the sign: how it will be attached, details on the colors, size, etc. The HPC needs to see a sample of the green coloring to be used.

The applicant also said he would like to put small stickers on the windows but did not know if he needed approval for that. He needs to submit the exact wording for any signage applied, samples of colors, and how the signage will be installed. The signmaker will need to make up a sample of the coloring to be used and first submit it to the HPC before any work can be done. The HPC needs to know what the sign will be made of and exact wording to be used. The rendering must be done to accurate scale.

It was explained to the applicant that only a certain percentage of the windows can be used and that will be determined by the zoning officer. The applicant will need to come back next month with a completed application with specific details on the proposed signage (color, size, wording, mounting details, etc.) including any proposed signage on the windows or door. He must have approval from the HPC before any work can be done.

Won Buddhism, 162 Main Street. Rev. Yieri So and Won Hwang Lee attended at the request of the HPC. The HPC explained that a lot of work had been done without approval. The property is located within the Historic District and any work done to the exterior of the building should first have approval from the HPC. Rev. So and Mr. Lee were unaware that approval was first necessary from the HPC. They had been to the Building Dept.

Handicap ramps were one of the things installed without a permit. This is a historic building and the ramps installed are not what the HPC would have approved. They are not in character with this building. The installed railings are modern and would not have been approved by the HPC. Another style railing would have been more suitable for the building. Bushes have been planted along the front. Rain water is being collected and there are concerns about collecting this rain water. The HPC needs to know the intentions before any work is done. Plans must be submitted to the HPC before any future work is done.

Rev. So said she only heard after the work was done that she needed to come before the HPC. The HPC needs to work together with properties in the historic district. Although handicap ramps are ADA mandated, they still can be done in the proper style for a historic district. The HPC should have seen the plans for these ramps before any work was done. Approval was necessary before this work was done.

The HPC explained that an application should be filed with the HPC listing all work that was done and any future work that is planned. The HPC felt it best that a site meeting be held to see the work that has been done and discuss it with Won Buddhism. The HPC can then explain what needs to be done. They were advised to pick up an application from the Building Dept. They should include specific details on all work that has been done, what future work will be done, including a survey. It was also explained that if they plan on installing a sign in the future, they should include it in this application so that it will not be necessary to come before the HPC and submit another application. The next meeting is September 26, 2013, at 6:00 p.m. The HPC thanked them for attending the meeting.

Correspondence/Notes/Comments:

- A. Bob Olson will make an appointment with the Building Dept. to discuss the minutes and open business.
- B. Discussion on reviewing guidelines.
- C. Bob Olson will make a list of the historic buildings so that it can be distributed to all members for input
- D. Post Office & Centennial House – the HPC should look into having these designated as historic to maintain the character of this building for the future. The post office building is in need of property maintenance even if it is just painting of the front door. There is a lot of historical significance in this building that has never been changed. The inside mural is beautiful and historically significant. Letter will be sent to Senator and Congressman advising that condition of federal building is a disgrace
- E. The HPC needs to do an updated walking review of the district. Jeff Hoffman will coordinate this with Donna McEntee.
- F. Riverside Medical Group – 204-206 Main Street – exterior lights – letter sent May 28 advising that if approved lights were not installed within 30 days, the Building Dept. would be instructed to issue a fine. Lights were not installed and a response was not received. A letter was sent to Riverside advising that if they do not attend the next meeting, the HPC will ask the Building Dept. to impose the appropriate fine.
- G. Gerard Garofalow drew up a draft of fines/violations that will be distributed to members for comments before discussing with Commissioner MacNeill
- H. Letter from Philip Boggia regarding change to ordinance and advising to speak to Commissioner MacNeill

Open/Outgoing correspondence this month:

- 1) Signage applied to windows without permits. (RP Bagel, Dante's, CVS, Touch Hair Salon now has ATM signs, taped up window at Jade Lee, Fire Pit Grill now has a lighted open sign as well as a lighted sign depicting food). A letter was sent to the Building Dept. advising that the HPC recommends fines be issued if signs are not addressed – awaiting update from Building Dept.
- 2) Email was sent to Drew University asking for recommendations for a grants man experienced in grants for a Main Street (business district). – awaiting response from recommended grants man.
- 3) Maywood, Montclair and Ridgewood - HPC guidelines available online
- 4) Letter sent to Little Stars Day Care requesting property maintenance as well as advise that gates that were installed without approval need to be in an approved color. A letter was sent to Little Stars asking them to attend the August 22 meeting to address the gates installed without approval. Response received from Little Stars that they did not feel a need to attend the meeting as their opinion is that to secure the facility at night is a safety issue that does not need the approval of the HPC. They also feel the safety orange color is required by law. David Bilow will look into this.
- 5) Riverside Medical Group – letter sent May 28 advising that if approved lights are not installed within 30 days, the Building Dept. will be instructed to issue a fine. (Original approval granted on May 21, 2012) Additional letter sent July 29 asking them to attend August 22 meeting or fine would be imposed. Building Dept. will be asked to impose the fine.
- 6) memo sent to Building Dept. requesting list of fines for violations – no response

Announcements – Elections to be held for Chairman and Vice-Chairman at the September meeting.

There being no further business, the meeting adjourned at 7:25 p.m.

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

Respectfully submitted,

Barbara DeLuca

cc: Building Dept. /Zoning Board
Ooka Sushi & Steak House (Jin Hui Rew, 36 Mt. Vernon Street)
Zoe Beauty Salon
Ray's Delicias
Cosmic Wheel
Won Buddhism (Rev. Yieri So)