

**NEXT MEETING: THURSDAY, NOVEMBER 15, 2012 AT 6:00 P.M.**

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION  
OCTOBER 25, 2012**

Chairman Robert Olson called the meeting to order at 6:10 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 30<sup>th</sup> day of December 2011, and sent to the Star Ledger on the 28<sup>th</sup> day of December 2011. Roll call was taken. Members present were: Robert Olson, David Bilow, Gerard Garofalow, James Manfredi and Jeff Hoffman.

The minutes of the September 27, 2012, 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:**

**Rialto Theatre, (09-07-01)** 172 Main Street - The HPC is still waiting to hear back from Mrs. Choi on future plans. A letter was sent to Mrs. Choi advising that the application was first opened in July 2009 and since it has been many months since any activity has been brought before the HPC, the application will be closed unless the applicant contacts the HPC before the next meeting scheduled for October 25, 2012, a new application must then be submitted before any further work can be done on the building. There has been no contact from Mrs. Choi but the HPC has noticed there is a for sale sign on the building. The application is now closed.

**Note after meeting:** Mrs. Choi arrived after the meeting was over and everyone had left.

**Riverside Medical Group, (11-09-01)** 204-206 Main Street. A letter was sent to Riverside Medical Group inquiring about the status of the approved lighting fixtures that still have not been installed even though the HPC was informed that time was of the essence to install lighting. The HPC has not heard back from Riverside Medical Group.

**Correspondence and Notes:**

- A. Discussion on reviewing guidelines. A short discussion was held last month on the gaps in the guidelines and members asked to make a list of items of importance that need to be discussed in the future.
- B. Funds were encumbered to order supplies under PO #7318
- C. Bob Olson will make a list of the historic buildings so that it can be distributed to all members for input
- D. Signage applied to windows without permits. Several stores have applied window signage without permits – RP Bagel, Dante's, CVS, Touch Hair Salon now has ATM signs. A letter was sent to the Building Dept. advising that the HPC will recommend fines be issued if signs are not addressed.
- E. 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.

**NOTE:** Letter was sent to Postmaster inviting him to July meeting to discuss property maintenance needs but he did not attend or contact the HPC.

F. Jade Lee – a letter was sent to Jade Lee that maintenance needs to be done to the side window, – taped up paper was removed and new paper applied but an acceptable, permanent solution needs to be done to the window.

**NOTE TO BUILDING DEPT.** -- permanent solution still not done, it is requested that a fine be issued as the window has not been properly addressed.

G. The HPC needs to do an updated walking review of the district. Donna McEntee and Jeff Hoffman said they are interested in doing this. Donna McEntee said she will begin taking pictures. Jeff Hoffman will coordinate this with Donna McEntee.

H. There is still some money left over from last year as well as the 2012 budget. The HPC would like to get some signs for Main Street similar to that of Hackensack or Jersey City. The HPC will probably have to hire someone to do this job.

I. Viva Roma – discussion on updates to building. Letter sent to Property Manager asking him to attend meeting. Bob Olson spoke with Leo Pflieger who advised that they are not spending any more money. He said that the Building Dept. advised that the door is a safety issue. There cannot be two doors in a row without seven feet between them. He said that the Building Dept. said that it could not recommend any type of door that would be suitable and they need to find that type of door. Letter sent to Building Dept. stating that until exterior issues are resolved that there should be no further construction or certificates of occupancy issued. The apartment doors were approved as glass with grids and that is not what was installed. This project is now on hold. A letter will be sent to Mike Landolfi asking for an update on this property and how will the doors be addressed with a copy going to Leo Pflieger and Commissioner MacNeill.

**Correspondence/Comments** – Outgoing correspondence this month:

- 1) letter to Jade Lee - Re: taped up window needs to be addressed immediately
  - 2) letter to Riverside Medical - Re: lights never installed, requested update
  - 3) letter to Building Dept. - Re: CVS installed unapproved signage
  - 4) letter to Mrs. Choi - Re: Rialto – no new renderings over a year, application will be closed if no new information received before the October 25 meeting
  - 5) letter to Building Dept. – Re: Unapproved signage @ RP Bagel (paintings on windows), Dante's (new lettering on front left window), Touch Hair Salon (ATM sign in window) CVS (unapproved signage addressed under separate letter)
- 181 Main Street – appears to have applied stucco and paint but it looks like they just refreshed the building

**NOTE TO BUILDING DEPT. – The HPC requests that fines be issued for the unapproved signage/taped up window as no replies were received from any of the business owners.**

**Announcements:**

There being no further business, the meeting adjourned at 6:25 p.m.

The next meeting will be November 15, 2012, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board  
Mrs. Candice Choi (Rialto)  
Leo Pflieger, Property Manager 219-225 Main Street