

NEXT MEETING: THURSDAY, NOVEMBER 21, 2013 AT 6:00 P.M.

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION
OCTOBER 24, 2013**

Vice Chairman James Manfredi 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 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: James Manfredi, Donna McEntee and Jeff Hoffman.

The minutes of the September 26, 2013, meeting 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, MATERIAL, COLORS, ETC., WHICH HAVE BEEN GIVEN FINAL APPROVAL BY THE HPC.

Public Comments (not pertaining to applications): None at this time.

Old Business:

Cosmic Wheel (13-01-01) 194 Main Street. No further information has been received. Donna McEntee did send John Russo photos of the buildings from the 50s and 60s so he could see what the building looked like before.

Rialto Theatre, (09-07-01) 172 Main Street - The painted wood has been removed over the doors.

(13-08-01) Zoe Beauty Salon 180 Main Street. No one appeared on behalf of this application. The applicant submitted a new rendering. The new sign is black and white, measuring 67" x 30" with wording reading: "Zoe Beauty Salon (on upper half of sign with white background) Relaxer Colors Haircut Highlights Flat Twist Pony Tail Pin Curl Keratine (on bottom half of sign with black background) 182 Telephone 201-779-1479".

The HPC has concerns about the amount of wording on the sign. On Page 22 & 23 of the guidelines, it can be interpreted that minimal wording should be on a sign. The submitted application states that the sign is 8 sq. ft. but it is actually 67" x 30". The HPC will ask the Zoning Officer what is the square footage that is allowed on the front of that building based on zoning. The applicant will need to return with a corrected application.

(13-08-02) Rays Delicias 175 Main Street. The applicant was represented by sign maker Jose Almonte (30 Robert Street, North Haledon, NJ 07508). A new rendering of the sign was submitted and emailed to all members. The new sign is eggshell color background with forest green lettering reading: RAY'S DELICIAS 175 Main Street Latin Restaurant 201-440-0040. The sign will be eggshell color aluminum with green vinyl lettering. Sign is 14' x 20"; letters are 11.55 sq. ft. The signmaker spoke to business owner and he is aware that the trimming on the facade needs to change to the eggshell color of the sign. He stated that it will be no problem. The paper signage must be removed from the windows and the neon "open" sign needs to be set back 24" from the glass. Detailed mounting information listed on rendering.

A motion was made by Donna McEntee and seconded by James Manfredi to accept the plans for the aluminum sign held on with brackets; the color will be submitted egg shell color for the aluminum panel, the building trim work details around the doors and windows are to be painted to match to tie it all together; lighted "open" sign must be two feet back from the window; papers signs will also need to be submitted if they are not removed; complete details to be submitted before any work is done; neon signs are not permitted; accent signs around windows are also not permitted. All were in favor of this motion.

Won Buddhism, 162 Main Street. No further information has been received. The HPC explained that a lot of work had been done without approval and an application needed to be submitted to gain approval.

New Business: JJ Best Cleaners (13-10-01) 9-11 Mt. Vernon Street. The property/businessowner, In S. Chong, presented the application for new signage. Sign is to replace signs on front and side of building. Aluminum signs to be blue and white in color reading: J&J Best Cleaners Telephone Number. It is just a face change of the existing signs. The signs will be the same color as the previous sign and mounted in the same manner. The applicant was informed that neons signs are not allowed unless they are installed at least 24" behind the window. No lighting is proposed for the building. Operating hours are permitted in 2" letters on the door. Although the applicant brought samples, the applicant needs to supply the color numbers and information for the blue and white to be used on the sign. The HPC informed the applicant that it would need to get back to him as there was not a quorum present at the meeting to approve the application.

9. 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. Gerard Garofalow drew up a draft of fines/violations that was distributed to members for comments before discussing with 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. asked to impose the fine.
- 6) memo sent to Building Dept. requesting list of fines for violations – no response

7) Letter to be sent to property owners of Village Laundry and Il Fornacio advising new business owners they are in historic district

8) Memo sent to Building Dept. **Re: Zoe Beauty Salon** asking about wording on signage and size of sign

9) Memo sent to Building Dept. **Re: Former Sandy's Hat Store** – the windows have cardboard placed over them and there appears to be activity in this building.

Announcements – Meeting dates set for 2014 at 6:00 p.m. as follows:

JANUARY 23
FEBRUARY 27
MARCH 27
APRIL 24
MAY 22
JUNE 26

JULY 24
AUGUST 28
SEPTEMBER 25
OCTOBER 23
NOVEMBER 20 (THIRD THURSDAY)
DECEMBER 18 (THIRD THURSDAY)

There being no further business, the meeting adjourned at 7:13 p.m.

The next meeting will be November 21, 2013, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept. /Zoning Board
Zoe Beauty Salon
Ray's Delicias
Cosmic Wheel
Won Buddhism (Rev. Yieri So)