

**NEXT MEETING: THURSDAY, SEPTEMBER 22, 2016**

**FOLLOW-UP TO JULY MEETING WITH BUILDING DEPT.: AUGUST 30, 2016 @ 9:30 A.M.**

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION**

**August 25, 2016**

Vice-Chairperson Donna Rose-McEntee called the meeting to order at 6:15 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 and sent to the Star Ledger on the 31st day of December 2015. Roll call was taken. Members present were: Matthew Bilow and Donna Rose-McEntee.

The minutes of the May 26, June 23 and July 28, 2016, meetings could not be approved as there was not a 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. NOTE: BACKLIT, INTERNALLY LIGHTED, AND NEON SIGNS ARE NOT PERMITTED) LIGHTED/LED SIGNS ARE ONLY PERMITTED IF THEY ARE INSTALLED 2' INSIDE THE WINDOW. NO FLASHING OR SCROLLING LIGHTS/SIGNS PERMITTED.**

**Public Comments (not pertaining to applications):** none at this time

**New Business: Bellucci Ristorante Italiano**, 170 Main Street, was represented by the business owner, Ernest Kalaba (cell 203-676-3369 [ernestkalaba@yahoo.com](mailto:ernestkalaba@yahoo.com)), who submitted an application for a new awning on the storefront.

The applicant would like to recover the existing awning in forest green (sample provided). He plans on using the same structure that will be wrapped around the storefront. The size will be 12 ft. x 9 ft. x 3 ft. and 2 ft. projection and 2 ft. height with a mounting clip installed every 3 ft. The lettering will be white screen printed onto the forest green awning and will read: Bellucci Ristorante Italiano as well as the address and phone number in smaller white lettering. There is no lighting proposed at this time. No other signage can be placed in the windows other than the applicant is permitted to put the hours of operation, address and telephone numbers in letters not to exceed 2". No lighted signs can be placed in the windows unless they are installed 2' inside the window.

The HPC explained that there was not a quorum present at the meeting but it would distribute the application to the other members for review to keep the project moving. The applicant needs to send in the size of the lettering on the awning. Once the application is approved by the other members, he can then request a permit. The members present thought the awning looked good.

The applicant did not request any lighting at this time. He said he will address the issue of lighting not being allowed on the windows at a later date.

**Old Business: (16-07-01) La Casa del Chef Bistro Peruano**, 220A Main Street, submitted an application for new signage on the storefront and had to send in additional information.

A motion was made by Donna Rose-McEntee and seconded by Matthew Bilow approving the application for new signage; the sign will be aluminum panel with molding; vinyl lettering and graphics; sign to be 40" high x 120" wide; lettering to read La Casa del Chef in 12" high burgundy letters; BISTRO PERUANO in 4.9" high black letters; background to be white in color; graphics in yellow, burgundy and brown; sign to

be framed in burgundy molding; (sample of sign submitted); three gooseneck lights are also approved (specific details to be dropped off to the Building Dept. for approval before installation); top of the building will be painted burgundy to match the sign; phone number and website to be added to the bottom of the sign (new rendering to be submitted); the color of the frame on the sign will be gold; no other signage is approved on the windows; no lighted signs other than a small "open" sign is permitted to be installed. All were in favor of this motion.

**(16-07-02) Won Buddhism Center**, 162 Main Street, submitted an application for a canopy over the new stairwell. The applicant was represented by Rev. Yieri So and contractor, Wayne King, who came to help with the translation for Rev. So.

Wayne King explained that due to a language barrier, the work had already been done. Rev. So was going to remove the awning because she didn't want to cause any problems since she didn't get a permit first but he explained to her that she could submit the application now to see if it might be approved. Wayne King said he was part of the misunderstanding as he did not know the property was in the historic district. He did get a permit from the Building Dept. first but was unaware the property was in the historic district. Rev. So asked if she could put a canopy over the stairway. He was not involved in it; he was just trying to facilitate the process. He thought he just needed a permit from the Building Dept. and was unaware he also needed to get approval from the Historic Preservation Commission before doing any work. There was no ill intent to try to do something without a permit. There was also a language barrier with the railing installer. The contractor started work too early. The way it was installed does not look good. The awning was installed so water and snow did not fall into the stairway. This needs to be addressed so it looks like it belongs.

It needs something so that it blends in. Rev. So would like to install lattice on the side. Bob Olson told her that if she dropped off a rendering of what it will look like, he would pass it around to the other members for approval. Nothing further was received from Rev. So since the July meeting.

**(16-06-01) Duty Gear**, 216 Main Street, was represented by Sign Mart, 54 Grand Avenue, Palisades Park, NJ 07650 (201) 496-6083, [signmart4u@yahoo.com](mailto:signmart4u@yahoo.com). The application is for signage on the storefront.

The applicant submitted an alternate rendering for a red awning as well as new name for the business, U.S. World. The new rendering was sent to all members who did approve of the awning and change in name; however, no revised application or sample of materials were received from the applicant listing specific details on the work to be done as necessary in order to grant official approval of this application.

**(15-08-01) 174-178 Main Street.** Contractor Jose Guerrero (144 Devon Terrace, Kearny, NJ 07032, (201) 892-0079, [Nqconstruccion@hotmail.com](mailto:Nqconstruccion@hotmail.com)) submitted an application to remodel the front of the building as well as the sidewalk in front of the building. He also plans to install two signs, one for a dental office and the other for retail storage. No lighting is planned other than a recessed light over the doorway. He had previously submitted an application that needed some changing.

The applicant again brought a new rendering to the June meeting, which was missing details necessary for approval. He had samples of materials that were changed from the last rendering but were not included on this application. None of the details of the actual work to be done are on the plans.

The HPC advised the applicant that he must get a new application from the Building Dept. and update it to include all work to be done to the outside of the building. Specific details must be included in order to get approval. Colors, materials, dimensions, etc., must all be shown on the application and rendering.

The new rendering shows columns in between the windows that the HPC does not approve of. He would like to install pavers in front of the building. The HPC advised the applicant that he could use the same style pavers recently installed in front of the municipal building. The applicant advised that they changed the color of the windows to black. The applicant needs to show the stone that was selected and the colors as well as the color of the stucco that was chosen. The applicant must also include the specific

information on the material that will be used in place of the PVC molding that was selected on the last rendering.

As far as the signage on the building, the HPC needs specific details as to wording, material, color, size of letters, how they will be applied, etc.

The HPC needs the following in order to complete this application: sample of the other stone to be used (samples discussed at meeting were ledge/stacked stone in 1) Chastain 2) Champagne or 3) Cedar Creek; new rendering of all work to be done with specific details as to materials, colors, sizes, etc., listed; sample of the black aluminum to be used; sample of black lettering to be used; sample of color stucco to be used; sample of new molding.

The applicant said he will email the revised application. No other signage is permitted on the building. No signage is permitted on the windows without approval. The hours of operation and address may be put on the door in 2" letters.

The applicant was advised that no approval could be given without a completed application and samples. The HPC will email the revised application and rendering to all members as soon as it is received. The HPC still has not heard anything further from the applicant since the June meeting.

#### **9. Correspondence/Notes/Comments:**

A. Discussion on reviewing guidelines

B. Proposal from Anthony Garrett for Proposed Street Renderings will be discussed at next meeting.

C. The HPC sent out one final letter to the following businesses advising that this is the final letter they will receive and they had 30 days (until June 29) to correct their violation or a municipal summons will be issued. The letters were sent via ordinary mail as well as certified mail/return receipt requested. These businesses should be issued a summons as they did not correct the violations:

**D&S Hair Sensations** – 165 Main Street – lighted neon sign/lettered window – letter was signed for

**Kenia's Latin Kitchen** – 175 Main Street – installed signage on window without application – letter was not signed for

**15 Mt. Vernon Street** (next to cleaners) – there appears to be a new business in this location, there is Asian writing on the window, need to submit an application – Building Dept. asked to handle this

**Cintron Law Firm** – 167 Main Street – the applicant has never completed the application and the HPC closed the file. They have never received any approval for work done to the outside of the building. Letter was signed for.

**Waggy Tails** – 219 Main Street – installed signage on window without application. Letter was signed for.

**JJ Best Cleaners** – 11 Mt. Vernon Street – letters were sent on January 16 & 24, 2014, advising that they have installed additional unapproved signage to the storefront as well as a neon sign in the front window. Letter was signed for.

**Jade Lee** – 191 Main Street – has flashing Christmas lights as well as a flashing Chinese food sign in the window. Letter was not signed for.

**Note after July meeting:** The Building Department held a meeting on Thursday, July 14th to review and discuss the HPC June minutes, the following were in attendance at this meeting, Commissioner Adam MacNeill, Construction Official Michael Landolfi and the Zoning Officer Edward Ballard.

Michael Landolfi will personally address each business owner listed over the next two weeks to resolve the issues. If not resolved within 10 days of their meeting, a summons will be issued.

As it has been more than 10 days, the HPC will contact the Building Dept. to get a status report on these properties and find out if any summons were issued.

D. Calendars need to be ordered, Donna Rose-McEntee is working on this.

E. Donna Rose-McEntee said she received information from NJ Transit about bus shelters that look a little more historic. They can provide the shelters but the town has to maintain them. This is not a problem because the DPW already maintains the bus stops so it would not be an expense.

**Announcements:**

There being no further business, the meeting adjourned at 6:39 p.m.

The next meeting will be September 22, 2016, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board  
La Casa del Chef Bistro Peruano (220A Main Street)  
Won Buddhism Center (162 Main Street)  
Jose Guerrero (174-178 Main Street)  
U.S. World (216 Main Street)  
Bellucci Ristorante Italiano (170 Main Street)