

**NEXT MEETING: THURSDAY, FEBRUARY 23, 2017 @ 6:00 p.m.**

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION  
January 26, 2017**

Vice-Chairperson Donna Rose-McEntee 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 and sent to the Star Ledger as well as posted on the Village message board. Roll call was taken. Members present were: David Bilow, Jeff Hoffman, Donna Rose-McEntee and Andre Lam. Not present: Gerard Garofalow, Juan Kuriyama, Bob Olson, James Manfredi.

The minutes of the October 27, 2016 and December 15, 2016, meetings were approved. There was no meeting in November.

**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: (17-01-01) Seba's Restaurant & Bakery**, 175 Main Street, was represented by the business owner, Luis Chacon, who submitted an application for new signage. The proposed signage is white background with red gradient lettering reading: Seba's Restaurant & Bakery. The size of the Sign is 24inches x 72inches, 1 inch depth frame. Letter height is 14.5 inches. Color Red-Dark Red gradient. Existing lighting will be used. Aluminum sign mounted to the wall with galvanize metal brackets.

The members had no problem with the application as submitted but were concerned with the general maintenance needed to the storefront, specifically the rotting wood and refreshing of the paint. The applicant said he had no problem completing the necessary maintenance to refresh and repair the storefront in the same colors.

A motion was made by Matthew Bilow and seconded by Jeff Hoffman to accept the application as submitted which includes: signage is white background with red gradient lettering reading: Seba's Restaurant & Bakery; the size of the sign is 24 inches x 72 inches, 1 inch depth frame; letter height is 14.5 inches; color Red-Dark Red gradient; existing lighting will be used; aluminum sign mounted to the wall with galvanize metal brackets; storefront to be repainted and refreshed in the same colors, rotting wood to be replaced. All were in favor of this motion.

**190 Main Street** – Property owner, Andre Lam, presented a concept plan for HPC review in the CH zone. At this point in the meeting, Andre Lam stepped down as a member of the HPC and allowed his attorney, Patrick J. Kelly, to present the concept plan.

The current plan calls for a proposed four story mixed use building. There are currently two businesses located at this address and the plan is to change the building to one business. There would be seven two

bedroom apartments, four one bedroom apartments and three studio apartments. The plan would be able to provide parking for nine cars, including one ADA van accessible stall. Twenty-four spaces are required. There is an elevator in the building.

Practically speaking, this project should not impact the Village too much. In the past, occupancy has been a lot of commuters renting these apartments. The HPC thought this would be great for the Village because it would tie the Historic District together with the other block as it will now be of similar design.

The only comments the HPC had about this project were: 1) make note that it will impact snow drift of neighbors 2) there are no windows on the southern (left) side and 3) lighting for the courtyard should be provided for security reasons. This plan will be a huge improvement in this area. It will definitely be a nice addition to the town. It is a great location for a young couple looking to commute into the City. Since he started with these buildings, Andre said the tenants have not put one child into the school system.

The HPC requested a computer rendering of the plan so it could be distributed to absent members. Once all members have had a chance to give their comments, the HPC will prepare a memo for the Planning Board with its comments on this concept plan.

**Old Business: (16-12-01) AP Estee Nails**, 182 Main Street, was represented by business owner, Anne Pak and her son, who submitted an application for a face change only of the existing aluminum sign. The sign will be aluminum sheet with vinyl letters. The background will be black and the vinyl letters will be white. Size of the sign is 8 feet wide by 3 feet high. The sign will read: AP Estee (20 inch letters/decoration; NAILS in 12 inch letters and below that 201.440.4470 in 3" letters. The existing sign will be removed and replaced with the new sign, which is the same size. No lighting is proposed in the application and will not be installed unless a new application is made.

At the December meeting, Donna Rose-McEntee and Andre Lam said they had no problem with the application but there was not a quorum present. To keep the application moving, the HPC distributed the application to all members for their opinion in between meetings. All were in favor of this application.

A motion was made by Matthew Bilow and seconded by Jeff Hoffman to approve the application for a face change only of the existing aluminum sign as follows: The sign will be aluminum sheet with vinyl letters. The background will be black and the vinyl letters will be white. Size of the sign is 8 feet wide by 3 feet high. The sign will read: AP Estee (20 inch letters/decoration; NAILS in 12 inch letters and below that 201.440.4470 in 3" letters. The existing sign will be removed and replaced with the new sign, which is the same size. No lighting is proposed in the application and will not be installed unless a new application is made. All were in favor of this motion.

**(16-07-02) Won Buddhism Center**, 162 Main Street, previously submitted an application for a canopy over the new stairwell. At the October meeting the following was approved:

"a rendering must be submitted that shows the house color is grey and applicant to install 1x6 on a 45 degree angle to create a screen – running between the front corner column to the house; this would also go from floor to fascia/soffit under porch; and be painted the same color as the house, in order to make it blend in – columns and trim to be white, this will also eliminate the need for a railing in this location; enclosure to be between the existing house and the existing porch; this rendering must be supplied before any work is done; railings to be made of PVC based on code are also approved; no lighted caps on the railings."

The applicant sent over two different drawings to be approved; however, this is not what was agreed upon at the October meeting. Bob Olson, who could not attend the December meeting, sent a message he would meet with them one final time to discuss the work needed to be done as agreed upon. The HPC has not heard back from Won Buddhism.

#### **Correspondence/Notes/Comments:**

A. Correspondence received: none at this time.

B. Proposal from Anthony Garrett for Proposed Street Renderings will be discussed at next meeting.  
 C. Mike Landolfi visited the below businesses several months ago. These businesses still need to correct their violations or submit an application.

**D&S Hair Sensations** – 165 Main Street – there is a sign in the window that this location is closed and they are working at the Mt. Vernon Street location only

**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. They were supposed to attend a meeting several months ago but did not come.

**Waggy Tails** – 219 Main Street – installed signage on window without application. Letter was signed for. The HPC has heard nothing further from them.

D. Calendars are at the printers. Bob Olson reviewed the calendars. Donna Rose-McEntee got some feedback from Janet Strom on the county level as well.

E. Mike Landolfi said he needed someone from the HPC to do a walk around of the Historic District. James Manfredi was to contact Mike Landolfi to make arrangements to do the walk.

F. Poles/signs on Main Street – Bob Olson will make an appointment with Al Locarno. He will get a rough proposal from Wayfinding Products. Funds were encumbered to order the products.

G. Elections for Chairman and Vice-Chairman were held.

James Manfredi sent an email that he was not able to take any position in the HPC.

Andre Lam made a motion, which was seconded by Matthew Bilow, nominating Jeff Hoffman as Chairman. All were in favor of this motion.

Jeff Hoffman made a motion, which was seconded by Andre Lam, nominating Donna Rose-McEntee as Vice-Chairperson. All were in favor of this motion.

**Meeting dates for 2017 are at 6:00 p.m. as follows:**

JANUARY 26	JULY 27
FEBRUARY 23	AUGUST 24
MARCH 23	SEPTEMBER 28
APRIL 27	OCTOBER 26
MAY 25	NOVEMBER 16 (THIRD THURSDAY)
JUNE 22	DECEMBER 28

**Announcements:** None at this time.

There being no further business, the meeting adjourned at 6:50 p.m.

The next meeting will be February 23, 2017.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board

Seba's Restaurant & Bakery (adsunique.ads@gmail.com)

AP Estee Nails (182 Main Street – palmtrees012@gmail.com)

Won Buddhism Center (162 Main Street)

Patrick J. Kelly, Esq. (190 Main Street)