

MINUTES OF THE HISTORIC PRESERVATION COMMISSION
October 26, 2017

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

The minutes of the August 24 and September 28, 2017, meetings 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. 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: (17-10-01) 15 Mt. Vernon Street, submitted an application for remediation of loose cement and brick on the rear and left side of the building. Applicant wants to plaster and stucco brick in grey color with smooth finish on the rear and left side of the building; front side of first floor to have stone accents and stucco moldings with stone to be shades of dark grey. No one appeared on behalf of the applicant, Jeffrey Cohen.

The HPC is unable to review this application as there is too much missing information. A letter will be sent to the applicant requesting: an accurate rendering of the building; samples of stone and colors to be used; more detail on work to be completed; how the top of the storefront will be addressed; information on signage and lighting to be applied. Mr. Cohen will also be asked to attend the next meeting, which is scheduled for November 15, to review this application with him.

Old Business: (17-09-01) The Fire Pit Grill, 9-11 Mt. Vernon Street, submitted an application to replace the face of the 3' x 10' sign at their new location and install their existing 3' x 5' sign on the side of the building. As there was no quorum at the last meeting, this application was distributed to all members for their comments to keep the project moving.

A motion was made by Gerard Garofalow and seconded by Donna Rose-McEntee to approve the application for new signage as submitted; the 3' x 10' sign will be aluminum panel re-face on existing frame with black background and white lettering with red outline reading: The Fire Pit Grill, 201-440-4720 with flames on the bottom of the sign; the sign to be used on the side of the building is the existing sign that was approved at the former location of 256 Main Street; no new lighting is proposed, applicant plans on using the existing floodlight already on the roof; there will be no signage on the windows other than a small "open" sign 2 ft. inside the window; hours of operation and address may be installed on windows in 2" letters; no neon or flashing signs are proposed as they are not permitted. All were in favor of this motion.

(17-07-02) K Bob Grill, 226 Main Street, submitted an application for a new sign as well as painting the exterior of the building black. Shawn Rhee appeared on behalf of the applicant. The new sign will be a flat board sign 14'8" long x 2' with aluminum face in black background (Glidden Onyx Black) with white and yellow ((Behr Laser Lemon) lettering to read: FRIED CHICKEN (white vinyl cutting letters) K BOB

(YELLOW ½" raised PVC cutting letters) KOREAN FUSION (white vinyl cutting letters); sign to be mounted to building with L bracket; background to black.

Application was distributed to all members between meetings. A discussion has been on-going as to the black facade requested by the applicant. The sign is acceptable to the members. There is disagreement as to the Onyx Black the applicant wants to use on the façade. Matthew Bilow, Bob Olson and Andre Lam have no problem with the black facade. James Manfredi and Donna Rose-McEntee said they will vote no on the black façade. Bob Olson feels the small panels in the top detail are painted white, which should be satin finish or semi-gloss finish and the white should be in the panels as well. James Manfredi notes that the goosenecks should also be repainted in a similar color. Gerard Garofalow is against the black façade. The members said they would prefer more of a charcoal or dark grey on the façade. The applicant said that would not be a problem and he would submit a sample of the chosen color before any work is done.

A motion was made by Bob Olson and seconded by Gerard Garofalow to approve the application for new signage; the new sign will be a flat board sign 14'8" long x 2' with aluminum face in black background (Glidden Onyx Black) with white and yellow ((Behr Laser Lemon) lettering to read: FRIED CHICKEN (white vinyl cutting letters) K BOB (YELLOW ½" raised PVC cutting letters) KOREAN FUSION (white vinyl cutting letters); sign to be mounted to building with L bracket; the façade of the building will be painted in a dark charcoal grey, a sample of which must be submitted to the HPC for approval before any work is done; white shades will be installed in the front windows, a sample of which must be submitted to the HPC for approval before any installation; the panels above the windows to be painted grey with white inset trim; gooseneck lights to be painted (black or dark grey) to match.; hours of operation and address can be installed on windows in 2" letters; no scrolling or neon lights are permitted; no other signage will be installed on the windows. All were in favor of this motion based on receiving the color samples and shade sample before any work is done.

Correspondence/Notes/Comments:

A. Correspondence received: 1) An email was received from Dr. Khosro Dibadj khosrodibadj@yahoo.com asking about installing additional signage on her storefront at 174-176 Main Street. She was informed that she already had one sign on her storefront and only one sign is permitted on a storefront unless it is located on corner property.

2) Letter from NJ Transit dated October 10, 2017, regarding NJ Transit Northern Branch Corridor Rail Project HPO Project #03-0849

B. Memo sent to Building Dept. to clear up open issues below; no response received to date:

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. The signage needs to be removed.

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 many months ago but did not come.

Waggy Tails – 219 Main Street – installed signage on window without approval. Letter was signed for. The signage needs to be removed.

Rising Sun – 195 Main Street – has lighted signs in windows and unapproved signage, need to submit application before the HPC.

Dental Office – 174-178 Main Street – very sloppy work, not sure they did the work according to what was approved.

Yun's Cleaners – 168 Main Street – has flashing light sign reading "cleaners" in window that needs to be removed

C. Poles/signs on Main Street – Bob Olson was to make an appointment with Al Locarno. He will get a rough proposal from Wayfinding Products. Funds were encumbered in 2017 to order the products. Funds in the amount of \$3,500.00 were encumbered under PO 15460 in the 2017 budget for signs for the historic district.

D. Commissioner MacNeill would like the HPC to look at new posts for the traffic lights so they match the new streetlights plus there will be new talking signs advising pedestrians when to cross. Commissioner MacNeill was hoping the HPC could take this on as a project.

E. **172 Main Street** – the property owner has made changes to the outside of the building without submitting an application before the HPC. Donna Rose-McEntee happened to be passing by on October 11 and called up the Building Dept. and other members to come to the location. David and Matthew Bilow met Donna at the location. The HPC requested a stop work order be issued for the property. The HPC has not heard anything on this application from either the property owner or the Building Dept. It appears work has been continuing on this project. Gerard Garofalow came to the site after Donna had left and also expressed his concerns about the amount of work being done without any application or approval from the HPC.

Donna is concerned that there is no support and a hole has been cut into the building. Contractors have put in a stairwell instead of rerouting the stairs. She is concerned about what else is in those plans that have been signed off on that will allow the building owner to make changes to the outside of the building. Mike Landolfi advised Donna that the applicant wants to square off the front door. Mike Landolfi advised Donna that he cannot stop inside work. Donna is very concerned about the amount of work already approved without coming before the HPC. Mike Landolfi said they are going to be changing the windows.

Other items on the plans are a projecting sign that is lighted saying Domino's Pizza. None of this proposed work has been reviewed by the HPC. A letter will be sent cm/rrr to the new property owner advising that the HPC needs to be made aware of exactly what needs to be done and an application must be approved before any renovations can take place.

F. Commissioner MacNeill suggested that the HPC meet with the Building Dept. and himself monthly to discuss the historic district. A motion was made by Bob Olson and seconded by Jeff Hoffmann that Donna Rose-McEntee and Gerard Garofalow represent the HPC on a monthly basis with the Building Dept. and Commissioner representing the Building Dept. All were in favor of this motion.

G. A memo will be sent to Tara O'Grady requesting the HPC be put on the agenda at a Commissioner's working session. The HPC would like to meet to resolve what needs to be done to make things work.

There being no further business, a motion was made by Bob Olson and seconded by Andre Lam to adjourn the meeting at 7:10 p.m. All were in favor of the motion.

The next meeting will be November 15, 2017.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board
The Fire Pit Grill (9-11 Mt. Vernon Street)
K-Bob Grill (226 Main Street)
Jeffrey Cohen (15 Mt. Vernon Street)
Kingstone USA Inc. (172 Main Street)