

NEXT MEETING: THURSDAY, APRIL 25, 2013 AT 6:00 P.M.

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION
MARCH 28, 2013**

Chairman Robert Olson 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 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: Robert Olson, David Bilow, James Manfredi and Jeff Hoffman.

The minutes of the February 13, 2013, 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: Cosmic Wheel (13-01-01) 194 Main Street. Although the vinyl slate grey shingles were approved for the lower mansard roof, the contractor said they cannot be applied until the temperature is at least 40 degrees. The shingles will be installed as soon as the weather permits.

The HPC needs to know more complete details such as dimensions, colors, materials, etc., before it can approve the application. The applicant was advised that he could submit the detailed information for approval between meetings in order to keep the project moving. The HPC has not received any additional information from applicant John Russo yet.

Rialto Theatre, (09-07-01) 172 Main Street - The applicant did paint the front entranceway but the wood did not take the color well. It appears that the approved color was not used. A letter was sent to Mrs. Choi. There is now a for sale sign on the building.

Correspondence/Notes/Comments:

- A. Bob Olson will make an appointment with the Building Dept. to discuss the minutes.
- 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.
- 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.
- E. The HPC needs to do an updated walking review of the district. Jeff Hoffman will coordinate this with Donna McEntee.
- F. 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.
- G. New message board in front of Municipal Building. Ed Ballard had stopped Bob Olson to see how he liked the sign.

H. James Manfredi would like to see something on the application that failure to come before the HPC will result in a fine. Many applicants knowingly proceed with work without first getting approval and there needs to be something to discourage working without a permit. He also would like to see the application available online.

Open/Outgoing correspondence this month:

- 1) Letter to Building Dept. - Re: 219-225 Main Street – asking how issue with door will be resolved.
- 2) Signage applied to windows without permits. (RP Bagel, Dante's, CVS, Touch Hair Salon now has ATM signs, taped up window at Jade Lee). 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.
- 3) Email was sent to Drew University asking for recommendations for a grantsman experienced in grants for a Main Street (business district). – awaiting response from recommended grants man. Drew will no longer be offering HPC courses as funding was cut.
- 4) Maywood, Montclair and Ridgewood - HPC guidelines available online
- 5) Additional letter sent to Lulu's Deli advising they are in historic district and need to come before HPC before any work is done. Lettering was applied to windows without permit.
- 6) Letter sent to Sofritos and Rays Delicisia Restaurant advising they are in historic district and need to come before HPC before any work is done

Announcements: Elections will be held next month when all members are present.

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

The next meeting will be April 25, 2013, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board
Mrs. Candice Choi (Rialto)
John Russo, Cosmic Wheel