

NEXT MEETING: THURSDAY, FEBRUARY 28, 2013 AT 6:00 P.M.

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

Vice-Chairman James Manfredi called the meeting to order at 6:00 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: David Bilow, Juan Kuriyama, James Manfredi and Jeff Hoffman.

The minutes of the November 15, 2012, 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 – was represented by applicant John Russo. He said he has had the application for four years but did not have the funds to do the work. The storm damage forced work to be done at this time and he would like to do it correctly. His plans are to install vinyl shingles resembling slate on the lower roof. They will be applied with nails. He brought samples to the meeting. He would like to get approval to finish the roof, which was started before he could submit his application before the HPC. The contractor started work on a day he was not present and work was stopped. He is requesting approval for the roof and will then return with complete details for the remainder of the building.

He would like to replace the wood currently on the outside of the building with stucco. It is cost prohibitive to replace the brick that is currently underneath the wood as it has been damaged beyond repair over the years. The HPC advised that it needs to see some type of rendering so that it fully understands all the work being done. The exact coloring needs to be included in the rendering as well as any proposed gooseneck lighting and signage proposed for the building in the future even if it is not to be installed immediately. Where there is natural brick the HPC prefers to keep it as natural brick. Underneath the current barn board, it is not possible to simply replace with bricks. At one time there was bad mortar damage. It is the opinion of the HPC that the building would look better if everything was done in one color. It would clearly improve the look of the building.

The applicant was advised that he could drop off the information to Bob Olson when available. It would also be possible to get approval for the roof first so that work would proceed faster. The applicant will get the information to the HPC and ask for permission for the roof first and then get back with the information on the rest of the project.

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.

Correspondence/Notes/Comments:

- A. Bob Olson will make an appointment with the Building Dept. to discuss the minutes.
- B. Discussion on reviewing guidelines.
- C. Funds were encumbered to order supplies under PO #7318
- D. Bob Olson will make a list of the historic buildings so that it can be distributed to all members for input
- E. 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.
- F. The HPC needs to do an updated walking review of the district. Jeff Hoffman will coordinate this with Donna McEntee.
- G. 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.

Open/Outgoing correspondence this month:

- 1) Letter to Building Dept. - Re: 219-225 Main Street – asking how issue with door will be resolved. Letter also sent to new businessowner, Lulu's Deli & Catering advising they are in Historic District.
- 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) Cosmic Wheel – letter sent reminding them that they must apply for a permit to replace the sign that was removed from the building – work was done on the front facade without coming before HPC first. Bob Olson called the Building Dept. and work was stopped. The owner said this was storm damage that needed repair. They sealed up the lower roof and then must come before the HPC with plans. The HPC received no further word from the businessowner. A letter will be sent to the businessowner advising that he needs to present his application at the January 24, 2013, meeting. Tyvek cannot be the permanent solution to this repair and requesting response to letter.
- 6) Letter sent to Sofritos 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 6:45 p.m.

The next meeting will be February 28, 2013, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

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