

NEXT MEETING: THURSDAY, AUGUST 25, 2016

FOLLOW-UP TO JULY MEETING WITH BUILDING DEPT.: AUGUST 2, 2016 @ 9:30 A.M.

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION
July 28, 2016**

Chairman Bob Olson called the meeting to order at 6:21 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: Bob Olson, Andre Lam and James Manfredi.

The minutes of the May 26, 2016 and June 23, 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: (16-07-01) La Casa del Chef Bistro Peruano, 220A Main Street, submitted an application for new signage on the storefront. Nancy Mahe (nancymahe@hotmail.com) was present on behalf of an application signed by business owner, Carlos Pezontes (140 Passaic Street, Maywood, NJ 862-215-8097) who submitted an application requesting an 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.

Nancy Mahe brought a sample of the sign in a smaller version. She would like to install the sign on Main Street as well as the side of the business on Webster Street. Currently there is no sign on the building. She would also like to install three lights on the building and would like to paint the top of the building burgundy to match the sign. She wants to add the phone number and website to the bottom of the sign (new rendering to be submitted as well as revised application). The color of the frame on the sign will be gold instead of burgundy. The two members present were satisfied with the application. The application will be emailed to the rest of the members when it is returned by Nancy Mahe to see if it can be approved in between meetings.

Once the application is approved, the Building Department will tell her how much signage is permitted and if she has enough square footage to have two signs. No further signage can be added on the windows. She was advised she is also permitted to put the hours of operation on the door.

(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. She will drop it off to his office.

Old Business: (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. The application is for signage on the storefront.

The applicant would like to install an aluminum sign with black durabond aluminum face with vinyl letters and aluminum frame. The letters would be white vinyl, 11" high and 5' 11" in length reading DUTY GEAR over the blue background and smaller white letters reading USR3.Inc. over the black background. The sign would be installed over the existing leaded glass.

It was explained to the applicant that previous business owners did not cover the existing leaded glass. The HPC does not think the leaded glass should be covered. This is one of the nicest storefronts and probably one of the last storefronts still in original historic condition. The HPC advised the applicant that it could distribute the application to the members since there was not a quorum but it did not know if it would be approved as submitted. The HPC advised the applicant that he could prepare a statement if he wanted to be distributed with the application as is and the HPC would send it to all the members.

The applicant said he would submit an alternate rendering if this was not approved. He was informed he could email it to the secretary or drop it off to the Building Dept. and it would be sent to all members as soon as possible.

The HPC asked if they would like approval for lights at this time and the applicant said no. The HPC informed the applicant that the address needs to be on the door. The hours of operation can be installed on the door/window in letters no larger than 2". The applicant asked about signage on windows and he was advised that it all depended on how much of the percentage of the window was being used. The zoning officer determines how much signage is permitted.

At the request of the applicant, the application was sent to all members for approval. The application was rejected due to location and color. The applicant was advised he could send in another rendering for review. The application questioned why the sign next door for Dante's was permitted to be installed over the existing leaded glass. It was explained to the applicant that this sign was grandfathered in as it was installed before the creation of the Historic District and the HPC.

No one appeared at the meeting on behalf of this applicant. The HPC has received no new renderings from the applicant since the June meeting.

(16-03-01) Thai Palace, 218 Main Street. Application submitted by business owner, Thitinan Seeluang, (dao_thitinan@hotmail.com) for work already done. The applicant decided she would now like to install an awning with signage on it rather than the sign already installed.

The applicant brought a rendering but there were no specific details on the plans (need exact color and sample, size of awning and writing, specific details how it will be installed, etc.). She would like to paint the trim around the window Old Redwood 30YR 09/23. She would like to put a digital LED "open" sign as

well as install stickers on the windows. She would like to install a red awning reading "Thai Palace Restaurant" but did not have a sample of the fabric or size of the letters on the rendering.

The applicant was shown an example of a small lighted "open" sign that she could put in the front window. It was explained to her that she could only have this one "open" sign and no other lighted or scrolling signs in the window. The HPC also explained to her that they would need more detail as to the stickers she planned to install. The HPC also explained to her that she first had to check with the zoning officer how much sign is permitted for her storefront as the awning may use up the allowable footage for her building. The HPC also suggested to her that she might want to include her phone number on the awning. It was explained to her that she could put the hours of operation on the door/window in letters no larger than 2". The address of the building must be on the door.

A sample of the red fabric was distributed to all members. This application was approved and dropped off to the Building Dept.

(15-08-01) 174-178 Main Street. Contractor Jose Guerrero (144 Devon Terrace, Kearny, NJ 07032, (201) 892-0079, Ngconstruccion@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. Donna McEntee has begun taking updated pictures of the historic district.
- C. A check in the amount of \$565.00 was received from the County as partial payment of the grant awarded to the HPC. The HPC needs to begin work on the 2017 calendar.
- D. Proposal from Anthony Garrett for Proposed Street Renderings will be discussed at next meeting.
- E. 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.

JJBEST 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.

The following businesses corrected the violations:

Alexi's Gourmet Deli – 220 Main Street – needs to submit an application for signage, neon light also installed – letter was signed for. (New business taking over.)

Lulu's Deli – 225 Main Street – signage approved on April 23, 2013, but was never installed; subsequently installed paintings on windows that were never approved, temporary sign still hung over door – letter signed for, temporary sign over door removed.

Touch Hair Salon – 189 Main Street – installed signage on window without application. Letter signed for, writing removed.

Note after 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.

Announcements: Wayne King said he was interested in becoming a member of the HPC when an opening arises.

There being no further business, the meeting adjourned at 6:40 p.m.

The next meeting will be August 25, 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)
 Duty Gear (216 Main Street)