

NEXT REGULAR MEETING: WEDNESDAY, OCTOBER 19, 2005 at 6:00 P.M.

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

SEPTEMBER 21, 2005

Chairman Al Zaccone called the meeting to order at 6:09 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 sent to The Record on the 31st day of December, 2004, and to the Star-Ledger on the 31st day of December, 2004. Roll call was taken. Commission members present were: Al Zaccone, Ed Arcari, Mary Romme and Theresa McDonough.

The minutes of the August 17, 2005, meeting were approved.

Correspondence and Notes: NOTE: 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.

Public Comments (not pertaining to applications): None

Correspondence and Notes: None.

New Business: Star Nails, (233 Main Street, 807-1355) was represented by business owner Doo Ae Song. The application fee of \$45.00 was submitted. The application is to repaint the storefront that was previously painted without submitting the colors to the Commission. The colors used are not permitted. All building owners and tenants had previously been notified by a letter from the Building Department that nothing could be done to the outside of the building without approval by this Commission. This is not a new tenant and it has been brought to the attention of the Commission that this was not an approved color and questioned why it was permitted. The Building Department issued a stop work order. This color was never approved.

The applicant questioned why other stores have used colors that are not permitted. It was explained to her that some of these colors were used prior to the formation of the Commission or have been painted without approval, which is an enforcement issue not under the Historic Preservation Commission authority. Other stores that the tenant has referred to have painted their windows and not the storefront. The Commission and Zoning Office have taken a stand that painting of the windows constitutes a sign and is not allowed. The storefronts that have painted their windows have done it without permission from the Commission.

The applicant stated that she was informed by the Building Department that she could not pick anything “eye appealing” and could only use the colors on the chart in the Building Department. It was explained to the applicant that this information was incorrect. The colors on the chart are a guide only and if a color not listed on the chart is to be used, samples need to be submitted to the Historic Commission for approval. There are 8-10 different pallets offered as suggestions. The applicant said she was informed by the Building Department that the approved colors are red or green. The Commission informed her that this was also incorrect. The applicant has submitted several color samples.

Al Zaccone stated that this was originally a brick building that was painted. He does not see anything wrong with brick. The original painting of the brick in the bright pink color along with various neon signs along with backlit signs in other storefronts is what caused the Mayor and Board of Commissioners to form the Historic Preservation to stop something like this. There were numerous complaints about the purple color that the building was painted. Al Zaccone thinks it is a big mistake to paint the building in the first place and that it should be restored to its natural state. If that is out of question for budget reasons, the storefront should be painted a neutral color or the color of the brick. It would need to be in an off-white, cream, beige, etc., for the storefront.

A motion was made by Mary Romme and seconded by Theresa McDonough approving the painting of the storefront building and trim that is currently painted purple with the color of the wall being Oceanview 560D-5A blue and all the trim to be painted a cream color (also to be submitted for approval), the purple portion behind the sign to be painted blue to match the walls, the only parts of the building that will be painted are parts already painted purple, the only brick that is being painted is what has currently been painted purple. Mary Romme, Ed Arcari and Theresa McDonough voted yes on this motion. Al Zaccone was opposed. The motion was approved.

The applicant was informed that color samples must be submitted to Al Zaccone for approval in that beige color.

George’s Café, (218 Main Street) was represented by business owner George Gkouveris (296-0095). The awning maker was also present. The application fee of \$45.00 was submitted. The application is to install an awning on the storefront with lettering on it.

Currently there is a sign on the building saying George’s Café. The existing sign will be under the awning and the applicant feels no one will be able to see it. The applicant was informed that this would then be two signs on the store, which is not permitted. There will be egg crate under the awning over the old sign. The Commission feels there will be a nesting problem with open egg crate. They plan on using the existing gooseneck lighting.

The Commission needs to see a detailed drawing to see what this will look like and how it will be mounted. The applicant feels that no one can see his sign and that he feels that an awning will bring attention to his business. The Commission questioned how customers would be able to see an angled awning with an egg crate underneath with lettering on an angle when they couldn't see a flat sign. This type of awning has never been approved and is not in the guidelines. People are only going to be able to see the lettering on a tilted area of an awning.

No detailed drawing was submitted listing size, mounting, lettering size, etc. The Commission feels that the business owner is looking for something more visually to set his store apart and does not feel that the awning will accomplish what he is looking for. There is currently a beautiful sign on the store. There is something else that is not defining the store; it is not because the sign is not on an angle. It was suggested that perhaps a small canopy extending the archway might give the business the visibility they are looking for. A canopy sticking out about three feet would give more visibility but there could be no writing because the existing sign would still be on the building. The Commission feels that will be a very pleasing alternative.

It was suggested that the application be held open until a detailed drawing of the awning is submitted with how it projects from the building, its material, a sample of the egg crate needs to be submitted and the frame drawing. The awning maker did not want the application held open. He wanted a decision made at this meeting. He felt that he gave enough information without the drawings. It was explained to him that written detailed information needs to be on file and there was not enough information for the Commission to make an informed decision.

A motion was made by Al Zacccone and seconded by Ed Arcari that the motion is denied based on insufficient information. All were in favor of this motion. The application was denied.

The business owner would prefer the application had been kept open. The Commission needs to see in writing all information such as size connections, materials, how it will be attached, etc. This information must be submitted in writing to the Commission as part of the application. If the egg crate is open, it will be a natural for birds. The Commission feels that the egg crate will be a problem.

A motion was made by Al Zacccone and seconded by Mary Romme that if the additional information that the Commission requires to properly render a more definitive review of this application is submitted, the application fee will be waived and this application will be reconsidered if the information is brought in prior to next month's meeting. All were in favor of this motion.

The applicant was informed that he could get a copy of the guidelines from the Building Department.

Old Business: Moran's Music and Gifts, (15 Mt. Vernon Street, Bldg. #1) The storefront was painted a forest green and white.

New boards with pictures of the Historic District have been made but the Commission is awaiting a list of the businesses in the Historic District from the Building Department.

NOTE TO BUILDING DEPT.: The Commission is requesting a copy of an updated list of all businesses in order to accurately indicate the addresses of the storefronts.

The Commission would also like to get back the color charts for review and updating.

Bob Olson is reviewing the application checklist and will be making some changes.

There being no further business the meeting adjourned at 7:10 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Carol Todd, Building Department
Star Nails
George's Cafe