

NEXT REGULAR MEETING: WEDNESDAY, SEPTEMBER 17, 2003 at 6:30 P.M.

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 THE CONFORMANCE WITH ZONING ORDINANCE AND MUST BE APPROVED AS SUCH BY THE ZONING OFFICER.

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

August 20, 2003

Chairman Al Zacccone called the meeting to order at 6:35 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 19th day of December, 2002, and to the Star-Ledger on the 19th day of December, 2002. Roll call was taken. Commission members present were: Al Zacccone, Ed Arcari, Ed Holmberg and Robert Olson.

The minutes of the August 20, 2003, meeting were approved. There was no meeting in July.

Correspondence and Notes: All members were sent a notice regarding a letter sent about repairs that needed to be done to 252-260 Main Street. A letter was also sent from the Building Department that they had followed up on this matter.

A note will be made that any approvals given tonight will remain subject to the application securing construction permits for all work reviewed by this Commission and all approvals for signs are subject to conformance with zoning ordinance and must be approved as such by the zoning officer.

Old Business: 21st Century Music, 15 Mt. Vernon Street, was represented by John Jabra, the businessowner. He had previously submitted an application for a sign, which was given a permit as a temporary sign. The sign will be 16 ft. wide x 41 inches high and will go across the face of the building. The background color will be hunter green with white lettering.

A motion was made by Al Zacccone, which was seconded by Robert Olson, approving the aluminum sheet metal sign in hunter green background, mounted on wood base, with vinyl white lettering, the overall size of the sign will match the existing sign and the previous sign that was installed which is 16 ft. wide x 41 inches high, which will also be reviewed by the zoning officer to see if that conforms with the zoning ordinance, and the wording and lettering on the sign is acceptable. All were in favor of this motion.

Shapes, 173 Main Street, was represented by the business owner, Gail Levine. She advised that she had dropped off the paperwork from the signmaker with Tina of the Building Dept., which were misplaced. The paperwork was logged in

but cannot be found. This matter has been straightened out with the Building Dept.

Al Zaccone said that he had already approved the color (a light blue) since the June meeting to go ahead with the sign. There was no problem with the color. Everything else had been approved on this application with the exception of the mounting. The sign was previously approved as a temporary sign. The mounting is now indicated on the application. It will be closed on the top and sides. The size and coloring is acceptable.

There is nothing indicating any lettering in the window. Gail Levine said she had given wording to the signmaker but she is not sure how much space she can use so she doesn't know what she wants in the window yet. Al Zaccone advised that the approval given at this meeting will be for the sign only and she must come before the Commission with the wording for the window.

A motion was made by Al Zaccone, which was seconded by Ed Arcari, approving the sign as revised and resubmitted for Shapes, that it will now be a sign installed on the mansard roof that is now going to be enclosed on the sides and top, the color will be a light blue as previously submitted to the Chairman of the Commission and if and when, the lettering is decided on the window of the store of the facility, that it is then going to be submitted before this Commission. All were in favor of this motion.

Al Zaccone explained to Gail Levine that once she has determined what the lettering will be, the size of the lettering and how much can be put on the windows, that she needs to then come back as part of the same application to get approval for the lettering in the window.

New Business: Wachovia Bank, 200 Main Street. No one was present for this application for new signage so it will be held over until next meeting.

Rae's Gourmet Café, 256 Main Street, was represented by businessowner Raelena Thorpe. The application is for new lettering in the window. The application fee of \$45.00 was submitted. The awning and the grids in the window have been removed.

The window will now be plain glass with a café curtain across with a logo on the glass. The sign will be painted directly on the glass and will be 2 ½ - 3 ft. It will be painted on the middle panel, which is 74 inches in length. The existing lighting will be removed and two gooseneck lights will be installed over the center window. Al Zaccone informed the applicant that since the gooseneck lights are not ready yet that the application would be kept open and the application could be resubmitted for approval of the gooseneck lights as part of the existing application.

A motion was made by Robert Olson, which was seconded by Ed Holmberg, to accept the sign as submitted. Al Zaccone also advised that the application be left as open to be amended at a later date as the applicant is looking to install gooseneck lighting. All were in favor of the motion. The applicant needed to take the color copy of the sign with her and will furnish the Commission with a color copy.

252-260 Main Street, was represented by George and Maryan Sacchi (64 Diaz Place, Paramus, NJ 07652), the building owners. The application is for a new facade. The application fee of \$45.00 was submitted.

Repair work is necessary on the building as some of the brick was coming apart from the storefront and also the upper panels were delaminating structurally from the face of the building. Their architect suggested that they remove the fascia from the building and put aluminum siding. They also plan on removing all of the cement fascia and install aluminum siding straight down so there will be no more cement, only aluminum on the top of the building. The colors will be light grey aluminum and burgundy trim. The brick will be repaired using the same brick.

Al Zaccone questioned how the north and south sides would be finished. The applicant advised that the plaster work would be repaired and then painted in a matching light grey. The door of the barbershop will be burgundy. The soffits in the recesses will be either in aluminum or scraped down and painted. All of the cement will be taken down and then wood and insulation will be installed in the recesses. The doors and the aluminum trim on the storefront will be painted in burgundy. All of the signage is down or will be taken down.

A motion was made by Al Zaccone, which was seconded by Ed Arcari, that once the structural repairs are completed on the project that this application as has been submitted is approved to have aluminum paneling placed on the front facing fascia in the colors submitted of grey with a burgundy border and that the existing brick is going to be used in patching below the storefront, that the aluminum sections of the storefront are going to be brushed clean and painted burgundy and that the soffits and the recesses to the doors are also completed in either al aluminum panel or cement plastered soffit which can be painted in either light grey, medium grey or burgundy, that the wood door frame and trim at the barber shop which leads to 260 Main Street is painted burgundy and that the north and south facades are going to be patched to match surrounding surfaces and repainted a light grey as offered by the building owners, all signage is going to be removed from the building and all lighting will be removed from the building, any future signage is going to be placed in the windows, no awnings are proposed and no signage on the face of the building is proposed and that there may be a future application by the individual tenant for a gooseneck lighting on the building. It is suggested that the tile coping on the south side of the building roofline be installed, as it appears to be missing at this point. All were in favor of this motion.

Oritani Savings Bank, 231-233 Main Street, was represented by Michael San Giovanni, Sr., of The Hampshire Companies (86 Maple Avenue, Morristown, NJ 08960 973-734-3544 (fax 973-285-9643). The application was submitted via a letter dated August 15, 2003, and is seeking approval on behalf of the owner of the building to change the existing awning and top option of the masonry façade of the building from its current red color to a reflex blue. The application fee will be mailed to the Building Department.

The applicant plans to remove the existing red awning and change it to a reflex blue vinyl awning. Al Zaccone advised that in the past only canvas or retractable awnings have been approved by the Commission. Due to past conditions, experiences and conditions, the Commission would prefer not to have anything that is either a plastic or hard awning. The Commission prefers the type of awning that was installed on Ice Cream in the Park. The applicant advised that the existing awning was already approved by the Building Department but he was advised that Pizza Hut opened in 1995 and the Commission was formed in 1996. The applicant was also advised that when a tenant vacates a building all signage, lighting, awning, etc., must be removed. The applicant said that the signage was removed and that fluorescent lighting was installed in the awning. There is a lighted soffit on this building.

The applicant said that one of the items in his landlord's work letter was that the bank wanted the awning. The landlord addressed this specifically as the President of Oritani Savings was adamant about having the awning. As far as lighting, Al Zaccone said he saw no problem with being able to light on the front of the building with wallpacks. There is no problem with this but there is a problem with the awning itself with where it is and the type of awning. There will be a problem because other applicants with similar type awnings have not been approved. As far as having an awning, there is no problem with having an awning just not that type of awning requested. An awning extended to the line of where 7-11 is to the bump out of that fascia would be no problem, just the type of awning (vinyl canvas). The upper portion of the building will also be painted in reflex blue, the corporate color.

The Commission would prefer to see a sign on the front of the building with gooseneck lighting. If an awning is installed, it must be a retractable awning. The façade will be painted in a flat matte finish. The Commission will not approve anything as far as an awning. The existing awning will not be reused. The Existing awning should have been removed as part of the sign removal from the previous tenant Pizza Hut or the building owner after the previous tenant had vacated. The Commission would prefer to keep this as an open application with the color of the fascia (reflex blue in a matte finish) being approved but signage and lighting being left open for future approval. The applicant advised that Oritani Savings would be applying for signage in a separate application. A motion was made by Al Zaccone, which was seconded by Ed Holmberg, approving the application submitted with the following revisions: the fascia of the

building will be painted from its current relatively burgundy color to a matte blue similar in color to the sample that has been submitted and that the existing awning is removed in its entirety and the face of the building be repaired to match the surrounding surfaces as a result of the removal of the awning. All were in favor of this motion. **(NOTE AFTER MEETING:** It was discovered after the meeting that Pizza Hut had, in fact, removed all lighting, signage and the existing awning as required.)

Ridgefield Park Diner, 36 Mt. Vernon Street, was represented by Stavrou Stepas and Mohyi Soliman (MES Design Company, 511 Broad Avenue, Leonia, NJ 07605 242-9321 fax 242-0997), the engineer. No application fee was submitted. It will be mailed in by the business owner. The application is for a new building exterior. There is a color rendering of the proposed façade submitted. The building owner could not be present. There will be an engineer and architect working on this project.

The business owner is looking to remove the existing overhead awning and come out on the top to line up with the railing that goes around the building. The outside will be stucco. The business owner selected the colors.

Al Zacccone questioned the stone walls in the picture. Mohyi Soliman aid that the existing landscaping is a but unsightly. The landscaping shown in the picture was a suggestion, however, the retaining wall, landscaping and any site improvements are not included the application. Al Zacccone questioned if the existing freestanding pylon sign would be taken down, as it is not in the picture. Mohyi Soliman said the sign would not be removed, it was just removed from the picture to give a clear line of sight in the picture. Al Zacccone asked if they were looking to change the sign at all and Mr. Soliman replied that the owner might want to do that to reflect the new signage on the building. The location of the sign would probably remain as is.

The Commission advised that there is no problem with what the applicant is looking to do but it would need to see actual color samples. There are two different blues being used and the Commission would need to see actual samples before approval. The Commission will need to see the size of the lettering. Neon is being proposed in the application running through the middle of the sign. The application was informed that neon is not acceptable and that only gooseneck lighting would be approved. Mohyi Soliman said that the only thing he could think of to light up the outside of the building would be to install recessed lighting. Al Zacccone offered several suggestions for the applicant to think of as an alternative to neon signs. He also informed the applicant that if neon was proposed and rejected by the Commission, they would always have the option of going before the Zoning Board for approval.

The soffit is being cantilevered off the building and the engineer thinks trying to light it differently would be difficult. Other solutions were discussed for the applicant to consider.

The Commission is in the position of trying to work within an ordinance that has been given to it and there are certain limitations from this ordinance. The Commission is trying to working within the ordinance. Neon is not allowed. The Commission has tried to offer suggestions to try to reach the look that the businessowner wants. Mohyi Soliman thinks it might be best to abandon the sign on the side and have the businessowner submit a new application for a sign. Al Zaccone said that rather than make a new application, the existing application be revised to indicate the removal of the neon, the new colors and what will be done with the new sign. The application will be kept open and next month a new drawing, application and the application fee can be submitted. The engineer said that he has the contractor sitting here and he wants to immediately begin work on the stucco. The application, however, is not complete or acceptable. The Commission understands that they would like to begin work but a complete set of construction documents must also be done to gain permits. It would be more advantageous to the applicant to keep the application over so that the building official has time to being his review and discuss the suggestions with the owner and then come back with a revised and completed application. The Commission cannot approve an application and rendering which does not resemble what is actually being approved.

A motion was made by Al Zaccone, which was seconded by Ed Arcari, that the application be rejected based on it being a neon sign, being a lighted sign, it is also being shown as two colors or blue on the façade but only one color is indicated on the color chart, the color is acceptable but not all colors are indicated, the application also indicates through its rendering that walls are being placed in front and landscaping is being placed in front but they are not part of the application itself. The motion was withdrawn by Al Zaccone.

A new motion was made by Al Zaccone, which was seconded by Ed Arcari, that the application be held open at this point until revisions are made to the drawing, the application and the applicant ahs the opportunity to speak to his client. All were in favor of this motion. The applicant will bring their application fee to the next meeting.

There being no further business the meeting adjourned at 8:02 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Carol Todd, Building Department
Martin Durkin, Esq.
Gail Levine, Shapes, 173 Main Street
John Jabra, 21st Century Music, 15 Mt. Vernon St., Store #4
Raelena Thorpe, Rae's Gourmet Café, 256 Main Street
George & Maryan Sacchi, 252-260 Main Street
Michael San Giovanni Sr., The Hampshire Companies - Oritani Savings Bank
Mohyi Soliman, Steve Evangelis, Ridgefield Park Diner