

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

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

DECEMBER 15, 2004

Chairman Al Zaccione called the meeting to order at 6:03 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 29th day of December, 2003, and to the Star-Ledger on the 29th day of December, 2003. Roll call was taken. Commission members present were: Al Zaccione, Ed Holmberg, Mary Romme and Robert Olson.

The minutes of the November 17, 2004, 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.**

Correspondence: A letter dated December 15, 2004, was received from Ed Holmberg tending his resignation effective December 16, 2004, due to his retirement. Ed Holmberg was thanked for his years of dedication and service to the Commission and wished good luck on his retirement.

Old Business: RP Storage, 9-13 Lincoln Avenue. This is a carry over of an application originally submitted May 19, 2004, from Jerry and Joanne Bruno. No drawing was submitted with the original application. A drawing was now submitted to the Commission and the sign has already been installed. With regard to the application, the colors are burgundy and white and will be subject to anything that needs to be corrected.

As per the minutes of May 19, 2004, the conditions of the original approval were as follows: "that a drawing is submitted that properly indicates the colors that are going to be used, the drawing can be submitted to the Chairperson for approval that it complies with this approval by the Commission, the size of the sign is going to remain approximately the same as the existing sign, same lettering as had been submitted, it is 2 ft. high and 8 ft. long, it is a flat-mounted aluminum sign, there are two units required as there are two buildings that it is going on. All were in favor of this motion.

An amendment was made to the motion and seconded by Ed Holmberg that if there are any repairs that are necessary to the buildings they be addressed by the owner as part of the condition for the approval of the sign. The signs are not to be installed until those conditions are rectified. All were in favor of this amendment to the motion.

The signmaker arrived after the application was approved. The conditions of the approval were discussed with him and he will make sure that Al Zaccione receives a copy of the drawing of the proposed sign."

A motion was made by Mary Romme and seconded by Ed Holmberg, approving the sign with the condition that the owners are contacted stating that the garage door, according

to the motion and amendment in the original approval of May 19, 2004, need to be replaced or repaired within 30 days, and if it is not done so within the 30 days, the sign must be removed until the condition is rectified. All were in favor of this motion.

NOTE TO BUILDING DEPT.: The applicant should be not granted a permit for the sign until the condition is rectified within 30 days or the sign should come down.

New business: 220 Main Street was represented by the business owner Katherine Killeen (224 Wendell Place, Teaneck, NJ 07666) The application fee of \$45.00 was submitted. The application is for a new wooden sign to be painted in mountain majesty green, raised 6-inch letters painted metallic gold. Samples of the colors were supplied. The sign will be applied to the face of the building. As of right now, there is no planned lighting. The size of the sign is 62 inches wide, 2 feet high and will be centered in the panel above the storefront. This would allow for two lights if desired. Gooseneck lights could be installed on top as long as the conduit and wires were concealed and the color was to match the sign. If the applicant is looking to put lights in the future, they are approved under these conditions.

There are two other concerns to be addressed. Any neon must be installed back at least two feet from the inside face of the store. The other concern is that if there is any other signage even painted or applied to the windows such as store number or hours of operation, they must be addressed as well.

A motion was made by Al Zaccone and seconded by Robert Olson that the application to install a sign as submitted, which is a wooden sign with a dark green as submitted paint color with metallic gold trim and lettering as has been submitted is approved; the sign is 62 inches wide, 24 inches high and the bottom of the sign is going to be placed approximately 1 foot above the top of the storefront window and that the application is amended to include, if desired by the applicant, two gooseneck lights with all concealed conduit and wiring placed above the sign that would be a forest green or matching to the sign color, that there will be no neon lighting within 2 feet of the inside face of the window and that lettering may be placed on the door or storefront window, not to exceed 2 inches high that indicate the hours of operation for the laundromat.

The motion was amended by Al Zaccone and seconded by Robert Olson, that any brackets or appurtenances for old signs be removed in their entirety and paneling patched. All were in favor of the motion and amendment.

Unique Custom Home Improvements, 190 Main Street, submitted an application for a new sign. The application fee of \$45.00 was submitted. Al Zaccone stepped down for the application and vice-chairman Robert Olson took his place.

The applicant is looking to fix up the face of the building. The sign will be replaced and the storefront will be renovated. There is a key on the drawing as to all work being done including gooseneck lights, replacing the sign, all wiring will be concealed, existing fascia will be repainted a beige color to compliment the existing brickwork, the existing mural will remain, the paint will be cleaned from the existing tiles and patched with new matching glazed tiles, the existing storefront will be cleaned and painted a burgundy, the brickwork will be cleaned and repointed, the air conditioning unit above the door will be removed, a new glass panel will be installed, the opaquing from the existing upper panels (indicated as K in the key) will be cleaned, they will be putting in 2 inch high

letters for the store hours on the front door, removing the existing awning and appurtenances, a light will be installed in the alcove area.

A motion was made by Robert Olson and seconded by Mary Romme approving the application including a detailed plan to include a sign for Custom Home Improvement Corporation, the sign is 12 ft. 6 inches, to be surface mounted with 2 inch projection, 12 inches high, to be mounted on the front with three gooseneck lights, the details noted in the keynotes with all the improvements made to the storefront with the exception of the lettering in the window stating Custom Home Improvement Corp., the phone number is permitted. All were in favor of this motion.

Dunkin Donuts/Baskin Robbins, 209 Main Street, was represented by Gary Kliesch, architect, who arrived after review of the application began. The application fee of \$45.00 was submitted along with drawings.

The application proposes no exterior demo work, slight demo work on interior, only adding flat signage on front and side, gooseneck lighting for illumination. The interior work does not affect the Commission. Al Zaccone will step down for this application, as he knows the architect. No color samples were submitted at this time. The Commission feels there are too many unanswered questions to make any decisions, as the applicant was not present. There is much attention needed to the outside of this building. A review giving comments that the Commission had and also requesting actual samples to be submitted of colors as well as what is going in the windows should be given to the applicant.

A motion was made by Robert Olson and seconded by Mary Romme, that the application for 209 Main Street for Dunkin Donuts is being tabled until more information is provided. The Commission is requesting more detail with regard to a swatch of the color fabric of the awning, requesting samples of all other colors suggested for the building on the front and side. The Commission suggests that the applicant be present to help answer any questions that arise during the review such as the exact size of the two signs need to be listed, more detail concerning signs on front and side of building be provided. All were in favor of this motion. Al Zaccone abstained.

At this time, architect Gary Kliesch arrived and the application was reopened for discussion. He brought with him actual colors and samples. The awning will cover the entire roof and follow its shape; it will not extend beyond the roofline. The building will be painted the natural color. The shutters, awning and goosenecks and border around the sign will be painted burgundy. Actual color swatches need to be submitted. The existing overhang roof on the side will be similar to the front. The size of the sign will be 15 ft. long x 2 ft. high on the front sign. Neon or additional signage must be at least two feet back from the window. Hours of operation can be on the door. Normally they put this on a plastic sign and the applicant was informed this must be installed 2 feet back.

The outside of the building is in need of attention. The trim needs to be repainted on the second floor. The side windows will be restored for a seating area. This needs to be indicated on the application with the colors to be used. The building and trim needs to be done as part of the approval. The colors should be changed on the application to indicate the correct names. The applicant was informed that the next meeting is scheduled for January 19, 2005, and paperwork should be submitted by the Monday before the meeting. The applicant was also informed that he has the option of applying

to the Building Department for a permit for temporary signs until he is ready to submit a complete application.

There being no further business the meeting adjourned at 7:14 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Carol Todd, Building Department
RP Storage
220 Main Street
Unique Custom Home Improvements
Dunkin Donuts