

NEXT REGULAR MEETING: WEDNESDAY, JULY 17, 2002 AT 6:30 P.M.

MINUTES OF THE RP HISTORIC PRESERVATION COMMISSION

JUNE 5, 2002

Chairman Al Zaccone called the meeting to order at 6:30 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 30th day of December, 2001, and to the Jersey Journal on the 31st day of December, 2001. Roll call was taken. Commission members present were: Al Zaccone, Edward Arcari and Edwin Holmberg. Mary Romme and Edmond DeSantis arrived after roll call was taken.

The minutes of the May 15, 2002, meeting were approved.

Old Business: The Village Hardware, 21 Mt. Vernon Street, was represented by Michael Alberque, businessowner. There is a conflict with this application. The Commission has been reviewing projecting signs on a case by case basis as provided in the guidelines. The Zoning Ordinance does not accept any projecting sign so anytime an applicant desires a projecting sign they must apply for a variance before the Board of Adjustment even if a projecting sign is acceptable to the Commission.

Albert Zaccone said that this Commission would review this application and grant approval so that he could go before the Board of Adjustment for a variance. The ordinance not permitting projecting signs was in effect before the Historic Preservation Commission was established. The guidelines for this Commission does, in fact, permit projecting signs on a case by case basis. Al Zaccone explained to Michael Alberque that it was his decision if he wanted to go before this Commission first or the Board of Adjustment. Mr. Alberque accepted initial review by the Commission.

The proposed sign would be wood carved with wrought iron brackets, bolted directly to the building. The color of the sign would be burgundy with gold lettering.

The Commission feels that a projecting sign is the proper use for signage at this particular location based on its review as a Historic Preservation Commission and the proper installation as to signage for this building. The applicant still must go before the Board of Adjustment for a variance. Al Zaccone advised Michael Alberque that he must decide the size of the sign that he proposes to install.

Michael Alberque advised that he sat with the Building Department for one hour and was told that projecting signs are not permitted in the Historic District

because of this Commission. Al Zaccone explained that this is not true. It was written in the zoning ordinance before this Commission was established and the Historic Preservation Commission can't dictate what the zoning will say if it is not yet established. The zoning ordinance prohibits projecting signs, therefore, there are no current guidelines to follow as to size. That is why there is a discussion at this point as to what size will be allowed.

There appears to be plenty of room to mount a bracket and still have the sign hung so that it does not hang below the top of the window. Upon approval of this Board, the drawing must then be submitted to the Board of Adjustment indicating exactly where the sign will be projecting on the building, listing exact measurements. This will then enable the Board of Adjustment to see that this Board has reviewed this application and feels it is the proper solution.

Al Zaccone made a motion, which was seconded by Ed Holmberg, that the proposed sign submitted for The Village Hardware, which is of the two signs, the sign on the right side of the page, and have gold lettering with a black border and burgundy or similar background, as a projecting sign, is approved with the bottom of the sign being approximately 8 feet above the grade outside the building, (with the lowest point about even with the horizontal mullion separating the large storefront window from the upper transom unit, that it is going to be mounted near the corner of the entrance from the Mt. Vernon Street side and it will be projecting perpendicular to the street along Mt. Vernon Street, it is not going to be a lighted sign and this is approved with the understanding that the sign is 42 inches wide and 48 inches high, suspended by a wrought iron bracket mounted to the face of the building and with the further understanding that this is now going to be submitted to the Board of Adjustment for their approval as projecting signs are not allowed by the ordinance. The Commission believes this is the proper solution for this storefront. All were in favor of this motion.

Bridge View Bank, 245 Main Street, was represented by National Sign Company (297 Hudson Street, Hackensack, NJ 07601) There is a revision to the proposed sign centered over the doorway. The new sign will be brass letters over a black background. There is a 2-inch projection of the letters. The overhead gooseneck lights will also be black. The lights will be punched through the walls and the wiring concealed. All of the other signs will remain green and this sign will be 14 inch brass letters on a 2 foot black background.

Al Zaccone made a motion, which was seconded by Mary Romme, that the sign on the face of the building for Bridge View Bank, be approved as submitted with 2 inch raised brass letters, 14 inches high, on a black aluminum background 2 feet high x 15 feet long, lighted by 4 overhead sconces as submitted, which will be black in color with no exposed conduit, and the bottom of the sign is mounted approximately 16 inches above the door opening, centered over the entrance. All were in favor of this motion.

New Business: Model Shoe Shop, (208 Main Street) was represented by owner Edwin Holmberg. The application fee of \$45.00 was submitted. The applicant is looking to replace the existing cornice that is approximately 70-80 years old. It will be replaced with the same size, color and design.

Al Zaccone said he has no problem with replacing this as long as it is in a like manner. The applicant is looking for preliminary approval to go forward with this project. The cornice will be exactly the same color as existing.

Al Zaccone made a motion, which was seconded by Ed DeSantis, that the Commission approve the reconstruction of the cornice over Model Shoe Shop as submitted with the understanding that it is going to be matching the existing cornice that has to be replaced because it is severely damaged and the colors, size and materials are going to be the same as existing. All were in favor of this motion.

Correspondence and Notes: Al Zaccone received a letter from Douglas Hansen regarding 230 Main Street advising that the Building Department is presently working on several code and safety violations at this location.

A letter was sent from the Commission to Dr. Kim regarding painting the exposed conduit. This work has been completed. A letter was sent to Douglas Hansen regarding the issuance of a Certificate of Occupancy prior to signs being removed.

Ed Holmberg asked about the trees being trimmed on Main Street as many are completely covering the signs on the businesses on Main Street. It was suggested the trees need shaping and should be more carefully trimmed.

A letter will be sent to the Building Department requesting property maintenance look into the Wireless Business building located at 189 Main Street. The front of the building is still in disrepair.

There being no further business the meeting adjourned at 7:17 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Carol Todd, Building Department
 Bridge View Bank
 National Sign Company
 The Village Hardware, Michael Alberque
 Model Shoe Shop

