

NEXT REGULAR MEETING: WEDNESDAY, JULY 16, 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 ARE SUBJECT TO CONFORMANCE WITH ZONING ORDINANCE AND MUST BE APPROVED AS SUCH BY THE ZONING OFFICER.

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

June 18, 2003

Chairman Al Zaccone called the meeting to order at 6:33 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 Zaccone, Ed Arcari, Robert Olson and Mary Romme. Ed Holmberg arrived after roll call.

The minutes of the May 21, 2003, meeting were approved.

Old Business: A's Stationery/M's Internet Services, 254 Main Street (former Park TV) There has been no action with regard to new signs for A's Stationery/M's Internet Services. Nothing has been submitted. No correspondence has been received.

NEW BUSINESS: Shapes, 173 Main Street, was represented by the business owner, Gail Levine. The application fee of \$45.00 was submitted. The application is for a new sign 8 ft. x 2 ft. There is nothing written in on the application describing the proposed work, only a drawing has been submitted.

The color of the sign on the application is purple but the applicant said it should be blue. The Commission will need to see an actual sample of the color. The applicant said that this is the first time she has seen the application. The signmaker submitted the application without her seeing it.

The Commission needs to see a drawing in proper scale. The Commission also needs to know how it will be mounted and what type of brackets would be used. From the application, it appears that the sides and top will be open. This will create problems with nesting, debris, etc.

There is also lettering in the window listed on the drawing. The applicant must go to the Building Department to see how much of the storefront can be covered with lettering. Gail Levine said that many of the words listed on the application would be eliminated. The lettering will be in blue or in white with blue trim. The Commission advised that blue lettering may not be visible and white lettering would probably work out better. The Commission advised that the signmaker

should show the applicant the actual color sample before it is brought to this meeting. The Commission also needs to know exactly what lettering is going to be on the windows.

The application will be held over until an actual sample of the color and the manner in which it will be installed is shown on the application. An open mounted sign will be a problem for many reasons, such as nesting, debris, etc. The top bracket should be enclosed and concealed behind the sign.

The applicant asked if she could somehow be approved before the 4th of July parade. The Commission explained that other applicants have used this in the past and never bothered doing the balance of the work they promised. Although the business opened six months ago, this is the first time this application was brought before the Commission. The proper color was not submitted, the type of bracketing, the actual wording is not correct on the application, which leaves no choice but to hold the application over for another month. There would also be a time problem in getting the sign made even if the application was submitted correctly. A building permit still needs to be obtained to install the sign and a zoning review is needed for the size. Al Zaccone advised the applicant that they could bring the actual color sample directly to him for approval.

Ed Arcari made a motion, which was seconded by Robert Olson, that the sign be approved as a temporary sign, and a complete application will be submitted at the next meeting; the size, the shape, the lettering is approved as submitted provided an actual color sample is submitted to Al Zaccone and approved by him, the application in its entirety must be submitted at the July 16, 2003, meeting, whereupon it will be reviewed again and if found acceptable, the temporary sign can be remounted or rehung as a permanent sign. This approval is only for the blue sign and not the wording in the window. An amendment to this motion was made by Robert Olson and seconded by Mary Romme, that the time limit for the temporary sign is 30 days from installation and if the application is not submitted for next month, then the sign must be removed. All were in favor of the motion and amendment.

Al Zaccone reminded the applicant that the sign is a temporary remedy and she still must go before the Building Department to get a permit and a review for size. Once the temporary sign is approved, it can then be installed as a permanent sign. The 30-day time limit will be from date of installation. The lettering, the actual brackets and colors must be submitted next month. The only thing that the applicant received permission for at tonight's meeting was to install a temporary sign only.

The sign will be put up as a temporary sign and a building permit will be obtained to install it as a temporary sign put up against the angled surface of the mansard roof. She may also get a temporary sign to tape inside the window with the correct wording. For the temporary sign to be approved as far as color, the

Commission is giving Al Zaccone the opportunity to review the color himself and if the color is acceptable to Al Zaccone, then it is fine with the Commission in order to get the sign approved faster. The signmaker should make sure with the Building Department that the size of the sign is acceptable so that the sign only needs to be made once. For the next meeting, the applicant should bring the exact wording she wants in the window, the coloring and a drawing, which includes the brackets used for installation. After this is approved, then she can get a building permit for the permanent sign.

Ed Arcari left the meeting at this time. (7:10 p.m.)

61 Mt. Vernon Street, was represented by Peter Conner, the building owner. He would like to change the front door to move it out to be in line with the front facing. He would like to have a storefront type door opening. The actual color will be submitted before installation.

Robert Olson suggested that the applicant consider dressing up the door, possibly just adding some decorative pillars around the door to make it more colonial looking. The bronze aluminum color is discouraged by the Commission. The Commission has no objection to the work being proposed though it is concerned with the direction of the door swing.

The application will be held over until next month when more detailed information is given as far as color and material. The applicant advised that he probably would not be back in July or August. He will bring pictures showing what is being proposed.

21st Century Music, was represented by John Jabra, the businessowner. He said he was advised by one of the women in the Building Department last month to just bring his application to the next meeting. The application fee of \$45 was submitted. He is currently in store no. 1 and is also taking over store no. 4.

He is planning to put white vinyl letters on the hunter green painted sheet metal. He will have two signs. He would like to put lettering in the window as well. The Commission felt that there was a lot of lettering to be put on one sign. The sign will be two 8 ft. sheets by 41 inches high of sheet metal.

Al Zaccone would like to see the sign done in scale. The Commission needs to see what the lettering will be and what size the letters will be. The application will be held over until the next meeting pending a more detailed drawing done in scale is submitted.

CORRESPONDENCE AND NOTES: **Our Butler's Pantry**, 254 Main Street, will be taken over by a new tenant. They are looking to just change the sign in the future. The tenant wants to make sure that they did not have to do anything with regard to the awning. Al Zaccone advised that the Commission feels it is the

responsibility of the building owner to remove the awning as it is now his property. Nothing is being proposed by the new tenant at this time. When something is done to the entire structure, then the awning must be addressed at this time. The building owner should be removing this awning. The new tenant should be given a copy of the previous month's minutes advising the building owner to remove the awning. It was noted in previous minutes that this awning must be removed as well as addressing the entire building itself in total.

NOTES FOR BUILDING DEPARTMENT: As part of the CO for any building, before it is issued, can it be requested that all signage from the previous tenant(s) is removed by the building owner?

Dollar General, this store is closing. The Commission requests that a letter be sent by the Building Department reminding the building owner that the sign must be removed once the building is vacant.

David's Vintage Place, Creative Framing, Grapevine Cafe and Collector's Connections— these businesses have vacated the building and the signs should be removed. It is requested that the Building Department send the building owners such a direction.

THE COMMISSION RESPECTFULLY REQUESTS THE BUILDING DEPARTMENT NOT TELL APPLICANTS BEFORE THIS COMMISSION TO JUST SHOW UP AT THE MEETING AND BRING EVERYTHING WITH THEM. THEY SHOULD BE SUBMITTING APPLICATIONS WITH SUFFICIENT NOTICE THAT THE COMMISSION IS NOT SURPRISED WITH ITS AGENDA THE NIGHT OF THE MEETING. AN EXAMPLE THIS MONTH IS THE SUDDEN APPEARANCE OF 21ST CENTURY MUSIC.

Chester Fried Chicken, 220 Main Street – A motion was made by Al Zaccone and seconded by Mary Romme that the Building Department direct Chester Fried Chicken remove their sign immediately as it has not been presented before the Commission and that it is not in conformance with any signage that has been approved in the district. All were in favor of this motion.

A letter will be sent to the Building Department re: the following:

It was questioned if a permit been issued for the five periodical boxes at the corner of Cedar Street and Main Street and if so, were they required to come before this Commission for approval?

It is the understanding of the Commission that Luigi's Restaurant is experiencing a change in ownership. If so, all the signage for Luigi's Restaurant (including neon) must be removed. Please advise.

For the safety of the residents of Ridgefield Park, there are tree roots that are uplifting the sidewalks and the pavers. Will this be addressed as previously indicated in the past by the Mayor and Commissioners? This should come under property maintenance, as it is a safety and liability issue. The pavers need to be cleaned and repaired. The Business Association has already notified the Mayor and Commissioners and has requested that the Historic Preservation Commission notify the Building Department of this condition as well.

It was requested that a letter be sent to the Mayor and Board of Commissioners requesting a schedule of the street light installation and other proposed Main Street improvements.

There being no further business the meeting adjourned at 8:15 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Carol Todd, Building Department
Martin Durkin, Esq.
Peter Connors, 61 Mt. Vernon Street
Gail Levine, Shapes, 173 Main Street
Future Image Sign & Awning, Inc., 301 Commercial Avenue, Palisades Park
John Jabra, 21st Century Music, 15 Mt. Vernon St., Store #4