

NEXT REGULAR MEETING: WEDNESDAY, JUNE 5, 2002 AT 6:30 P.M.

(**MEETING DATE RESCHEDULED**)

MINUTES OF THE RP HISTORIC PRESERVATION COMMISSION

MAY 15, 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, Robert Olson and Edwin Holmberg. Edmond DeSantis arrived after roll call was taken.

The minutes of the March 20, 2002, meeting were approved.

Old Business: Bridge View Bank, 245 Main Street, was represented by National Sign Company (297 Hudson Street, Hackensack, NJ 07601). There were three signs originally on the building and there were four signs now being proposed for this application. The additional proposed sign mounted on the façade of the building will be lighted from above with gooseneck lighting. An existing freestanding bollard post sign is acceptable because Fleet Bank, Hudson United and First Union Bank already have a freestanding sign, as did the building's previous tenant, Summit Bank. The Commission advised that this bollard be removed and replaced with the sign on the front of the building. There is a second bollard that is an entrance sign for the driveway. A third bollard sign is proposed as the Bridge View Bank sign adjacent to the front entry.

The proposed sign over the door is individually cut letters projecting out 2 inches with a box projecting out 4 inches on a green back face (the scale on the drawing is apparently written backwards), the front panel is 14 inches high of lettering and 2 feet high against the background. Ed Arcari wondered if there was any concern over shadowing with this type of sign. He does not feel this type of sign is in character with the other signs in town. He would rather see the sign made out of wood with the letters being cut into the sign. Ed Arcari also thinks the sign would look better if it were centered over the entry.

Al Zaccone said the Commission would need to see a sample of what this sign is going to look like, how far out the gooseneck light is going to be projecting, how far away it is from the lettering and to verify the projecting face of the sign, that the aluminum box is 4 inches and the lettering is projecting out 2 inches. This part of the application will have to wait until the next meeting on June 5. Al Zaccone suggested that Judd Davies of National Sign call him in the morning to discuss this application.

As there is no problem with the other signs, the Commission has suggested giving approval for the remainder of the signs.

A motion was made by Edward Arcari, which was seconded by Ed Holmberg, that the sign labeled “enter” in the driveway be approved as submitted and the sign labeled “post” sign be approved as submitted, including color and size. The motion was amended by Al Zaccone to read that both of the signs, it is the face of the sign and the color of the sign that is being changed, the actual sign itself is existing in size, shape and configuration and these are panels being applied in the same openings. No action is being taken at this time on the sign on the face of the building. The fourth sign, Sign “B”, is not included in this approval. Sign “B” has been removed from the application. All were in favor of this motion. Al Zaccone reminded the applicant that they still must apply for the permits for the sign and that they have approval only for the post sign and the enter sign in the driveway. The remainder of the application is held over until June 5.

The Village Hardware, 21 Mt. Vernon Street, was represented by Michael Alberque, businessowner. He has decided not to install the previously approved awning. Michael Alberque submitted a draft of a proposed new projecting sign for the corner of his building. He does not know the exact size or face of the sign at this time. He is also not sure of what material the sign will be made from. He is looking for some direction with what is acceptable by the Commission. Right now, Michael Alberque said he is looking at white lettering with a burgundy background and possibly some gold scrollwork around the outside of the sign.

Al Zaccone pointed out that in some areas where a flat sign does not work for visibility, the Commission has approved a projecting sign under certain circumstances. This building would fit those criteria. The sign would not be lighted at this time. Michael Alberque is aware that he will need to come before the Commission if he decides to add lighting or lettering to the side of the building.

Al Zaccone said the Building Department would advise Michael Alberque how far out the sign could project. Michael Alberque needs to come before the Commission with a more detailed application including: exact face of sign, including coloring, size, material, how it will be attached, etc., in order to get approval. The Commission likes the proposed design of the sign and the projecting sign. Michael Alberque said the preexisting sign box will be removed and the front of the building repaired where the box is removed.

Al Zaccone pointed out that if serious repairwork were necessary to a building, in the future, it would be advisable if the Commission made the tenant’s approval contingent upon the corrective work being done by the owner first. Only after this work is done, can a tenant get approval for their work. It is the owner’s responsibility to handle these repairs and in the past, once approval has been

granted to the tenant, the building owner has not done the necessary repairwork to the building.

New Business: None submitted.

Correspondence and Notes: Commissioner Anlian advised that the filing cabinet would be moved into the meeting room for next meeting.

No application has been received for the new tenant at the Main Street Cafe storefront.

A letter will be sent to the Building Department regarding 230 Main Street requesting the Property Maintenance check into this building. A letter will also be sent to Doug Hansen requesting that prior to a certificate of occupancy being issued to a tenant that the owner remove all signs and appurtenances from a building. Robert Olsen thinks that the letter should be very detailed so as not to allow an owner to advise that he removed the sign without also removing all existing boxes, brackets, etc. A letter was sent on April 11 from the Building Dept. to the owner of 21 Mt. Vernon Street requesting that the existing sign box be removed.

Al Zaccone advised a final review of the guidelines was made on May 14.

Ed Holmberg suggested that if members are unable to attend a meeting that they call either Al Zaccone or the secretary so that if a quorum will not be present there is time to notify an applicant that their application must be held over to another date.

Robert Olson pointed out that when the installation of lights that conform are approved, the Commission should ask how they are being installed. He has seen galvanized conduit installed on an improved light but the color does not match the light fixtures. Al Zaccone said that when the Commission knows the conduit will be on the face of the building, it asks that anything mounted on the face of the building for the wiring that it be installed in rigid conduit, that it is plumb flush and level and matching in colors.

A letter will be sent to Dr. Kim reminding him that the electrical conduit and related work should be painted to match the light fixtures.

Al Zaccone advised that he is unable to attend the June 19 meeting. As there were conflicts with other members as well, the meeting was rescheduled to Wednesday, June 5, 2002, at 6:30 p.m.

There being no further business the meeting adjourned at 7:15 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Carol Todd, Building Department
Bridge View Bank
The Village Hardware, Michael Alberque