

NEXT MEETING: THURSDAY, DECEMBER 19, 2013 AT 6:00 P.M.

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION
NOVEMBER 21, 2013**

Chairman Robert Olson called the meeting to order at 6:00 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 published in The Record on the 28th day of December 2012, and sent to the Star Ledger on the 28th day of December 2012. Roll call was taken. Members present were: Robert Olson, David Bilow, James Manfredi and Juan Kuriyama.

The minutes of the September 26, 2013, and October 24, 2013, meeting were approved.

APPROVAL NOTES: 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.

IF THERE ARE ANY DEVIATIONS TO WHAT IS APPROVED, ANY AND ALL CHANGES MUST BE PRESENTED TO THE HPC PRIOR TO ANY WORK BEING DONE. THIS INCLUDES ANY CHANGES IN PLANS, MATERIAL, COLORS, ETC., WHICH HAVE BEEN GIVEN FINAL APPROVAL BY THE HPC.

Public Comments (not pertaining to applications): None at this time.

Old Business:

Cosmic Wheel (13-01-01) 194 Main Street. No further information has been received. Donna McEntee did send John Russo photos of the buildings from the 50s and 60s so he could see what the building looked like before. John Russo told Bob Olson that he would attend the next meeting.

Rialto Theatre, (09-07-01) 172 Main Street - The painted wood has been removed over the doors.

(13-08-01) Zoe Beauty Salon 180 Main Street. No one appeared on behalf of this application. The applicant submitted a new rendering. The new sign is black and white, measuring 67" x 30" with wording reading: "Zoe Beauty Salon (on upper half of sign with white background) Relaxer Colors Haircut Highlights Flat Twist Pony Tail Pin Curl Keratine (on bottom half of sign with black background) 182 Telephone 201-779-1479".

The HPC has concerns about the amount of wording on the sign. On Page 22 & 23 of the guidelines, it can be interpreted that minimal wording should be on a sign. The submitted application states that the sign is 8 sq. ft. but it is actually 67" x 30". The HPC does not approve of this sign. The applicant will need to change the sign. A letter will be sent to the applicant will need to return with a corrected application.

The contractor is doing something with the sidewalk. Bob Olson advised the contractor they need to come to the meeting and present an application with what they are doing. (At this point in the meeting, no one had showed up on behalf of this new application.)

(13-08-02) Rays Delicias 175 Main Street. The applicant was represented by sign maker Jose Almonte (30 Robert Street, North Haledon, NJ 07508). A new rendering of the sign was submitted and emailed to all members. The new sign is eggshell color background with forest green lettering reading: RAY'S DELICIAS 175 Main Street Latin Restaurant 201-440-0040. The sign will be eggshell color aluminum with green vinyl lettering. Sign is 14' x 20"; letters are 11.55 sq. ft. The signmaker spoke to business owner and he is aware that the trimming on the facade needs to change to the eggshell color of the sign.

He stated that it will be no problem. The paper signage must be removed from the windows and the neon "open" sign needs to be set back 24" from the glass. Detailed mounting information listed on rendering.

A motion was made by Donna McEntee and seconded by James Manfredi to accept the plans for the aluminum sign held on with brackets; the color will be submitted egg shell color for the aluminum panel, the building trim work details around the doors and windows are to be painted to match to tie it all together; lighted "open" sign must be two feet back from the window; papers signs will also need to be submitted if they are not removed; complete details to be submitted before any work is done; neon signs are not permitted; accent signs around windows are also not permitted. All were in favor of this motion. Formal approval of this application was granted prior to the meeting.

Won Buddhism, 162 Main Street. No further information has been received. The HPC explained that a lot of work had been done without approval and an application needed to be submitted to gain approval.

(13-10-01) JJ Best Cleaners, 9-11 Mt. Vernon Street. The property/businessowner, In S. Chong, presented the application for new signage. Sign is to replace signs on front and side of building. Aluminum signs to be blue and white in color reading: J&J Best Cleaners Telephone Number. It is just a face change of the existing signs. The signs will be the same size as the previous sign and mounted in the same manner. The applicant was informed that neon signs are not allowed unless they are installed at least 24" behind the window. No lighting is proposed for the building. Operating hours are permitted in 2" letters on the door. Although the applicant brought samples, the applicant needs to supply the color numbers and information for the blue and white to be used on the sign. The applicant supplied the missing information as to color (Royal Blue A5483-O-Q, PC500-683-O-Q) and approval was granted.

A motion was made by James Manfredi and seconded by Donna McEntee to approve the application as submitted; aluminum signs to be Royal Blue A5483-O-Q, PC500-683-O-Q and white in color reading: J&J Best Cleaners Telephone Number; a face change of the existing signs; the signs will be the same size as the previous sign and mounted in the same manner; the applicant was informed that neon signs are not allowed unless they are installed at least 24" behind the window; no lighting is proposed for the building; operating hours are permitted in 2" letters on the door. All were in favor of this motion.

NOTE TO BUILDING DEPT: Lighted neon sign has been installed in this storefront window.

New Business: (13-11-01) Zoe Beauty Salon, 180 Main Street, application for new pavers in front of store. The applicant was represented by the contractor, Jaime Delgado of JFJ Delgados Landscaping & General Contractor (241 Hope Avenue, Passaic, NJ 07055 973-472-7869). The application is to remove the existing concrete and install the new pavers (a sample of which was provided). It is the same pattern and color (red/gray pavers – ruby/onyx with charcoal border) that is already on Main Street. It is not in a residential walkway so the contractor provided two methods of installation. They will do it for a public walkway if that is what the Building Dept. determines is the proper method of installation. The HPC has no problem with the pattern or color.

A motion was made by David Billow and seconded by James Manfredi to approve the change in the paver stones in the storefront of Zoe Beauty Salon, 180 Main Street, for an area that is 9' x 21'; the method of installation should be determined by the Building Department. All were in favor of this motion.

9. Correspondence/Notes/Comments:

- A. Discussion on reviewing guidelines.
- B. Bob Olson will make a list of the historic buildings so that it can be distributed to all members for input
- C. Post Office & Centennial House – the HPC should look into having these designated as historic to maintain the character of this building for the future. The post office building is in need of property maintenance even if it is just painting of the front door. There is a lot of historical significance in this building that has never been changed. The inside mural is beautiful and historically significant. There has been some maintenance being done to this building.

D. The HPC needs to do an updated walking review of the district. Jeff Hoffman will coordinate this with Donna McEntee.

E. Gerard Garofalow drew up a draft of fines/violations that was distributed to members for comments before discussing with Commissioner MacNeill.

Open/Outgoing correspondence this month:

1) Memo to be sent to Ed Ballard:

- Signage applied to windows without permits. (RP Bagel, Dante's, CVS, Touch Hair Salon now has ATM signs, taped up window at Jade Lee, Fire Pit Grill now has a lighted open sign as well as a lighted sign depicting food).
- Riverside Medical Group – please visit site and ask them to install the approved lights that **they** requested as an urgent matter. Original approval granted on May 21, 2012. If approved lights are not installed, the HPC requests that a fine be issued.
- 26 Lincoln Avenue (former Limo Business) – the windows have cardboard placed over them and there appears to be activity in this building
- HPC requests a list of fines and violations
- Little Stars Day Care – in need of property maintenance. Orange gate was installed without application. A letter was sent to Little Stars asking them to attend the August 22 meeting to address the gates installed without approval. Response received from Little Stars was that they did not feel a need to attend the meeting as their opinion is that to secure the facility at night is a safety issue that does not need the approval of the HPC. They also feel the safety orange color is required by law. Whether the installation is for safety or not, an application should still come before the HPC.
- Many of the sidewalks in the Historic District are very dangerous. There are big chunks missing, which make it very dangerous to walk on.
- JJ Best Cleaners – lighted neon sign has been installed in this storefront

2) Email was sent to Drew University asking for recommendations for a grants man experienced in grants for a Main Street (business district). – awaiting response from recommended grants man.

Announcements – Meeting dates set for 2014 at 6:00 p.m. as follows:

JANUARY 23
FEBRUARY 27
MARCH 27
APRIL 24
MAY 22
JUNE 26

JULY 24
AUGUST 28
SEPTEMBER 25
OCTOBER 23
NOVEMBER 20 (THIRD THURSDAY)
DECEMBER 18 (THIRD THURSDAY)

There being no further business, the meeting adjourned at 6:40 p.m.

The next meeting will be December 19, 2013, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept. /Zoning Board
Zoe Beauty Salon
Delgados Landscaping
Cosmic Wheel
Won Buddhism (Rev. Yieri So)