

NEXT REGULAR MEETING: THURSDAY, OCTOBER 28, 2010 AT 6:00 P.M.

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

September 23, 2010

Chairman Robert Olson called the meeting to order at 6:05 p.m., it having been duly noted that this meeting is 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, 2009, and sent to the Star Ledger on the 28th day of December, 2009. Roll call was taken. Members present were: Robert Olson, David Bilow, Donna McEntee and Jeff Hoffman. Terry McDonough arrived after roll call. Mike Landolfi and Commissioner MacNeill were also present at the meeting.

The minutes of the August 26, 2010, 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, MATERIALS, COLORS, ETC., WHICH HAVE BEEN GIVEN FINAL APPROVAL BY THE HPC.

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

New Business: (10-09-01) **MK Valencia, 228-230 Main Street**, was represented by business Owner Kevin Wu and Kim Cheng (KevinWu97@yahoo.com). Property owner Andre Lam was also present. The application fee was submitted to the Building Dept. The application is for minor alterations to the exterior of the building as well as new signage. They want to keep much of what has already been done. They plan to repaint the mullions and change the door to a new two-tone color. The proposed new colors are a darker green (7031) and a lighter green (rain sw6219). The side door will have a darker green around the outside panels and the inside panel will be the lighter green.

They also proposed to install white Salon Series Duet wall tile (sample provided) above and below the window mullions (currently there is plywood and metal laminate). The HPC had concern over how this would be installed and prefers to see it installed recessed rather than flush on the building. The tile will go right from the brick to the edge of the window, the entire span on the top and bottom will be tile. The ordinance does allow for terra cotta tiling and this is very similar to terra cotta tiling. It will also hold up better than wood. It will be applied with a thin-coat cement. The same tile will be applied on the two entranceways. Midnight black ceramic tile will be installed on the entranceway flooring.

They plan on installing stainless steel letters on the building reading MK Valencia Restaurant and Lounge with LED sky blue backlighting. This will create a soft blue glow behind the lettering. A sample was brought to the meeting.

They also plan on installing French doors opening to the new court yard. The existing gooseneck lights will remain and will be painted to match (darker green). They will not be lit year-round but

rather probably only during the holidays. The aluminum door will be changed to a full glass panel door. They plan on removing the existing decorative panel on the front windows in order to highlight the intricate ceiling in the building. The door opening will be moved so that it opens on the side now creating an alcove.

The applicant was reminded that if any changes in color, material, plans, etc., are made they must first contact the HPC before any work is done. An email was supplied to the applicant in order to keep the process moving should any questions arise.

A motion was made by Donna McEntee and seconded by Jeff Hoffman to accept the plans as submitted with some changes to include the paint samples (darker green 7031 and lighter green rain sw 6219) that will surround the windows on Main Street and Park Street including all trim in darker green 7031 in the entry, window trim and doors on Park Street side will be painted two-tone #7031 on larger areas and accented with #6219; overhead gooseneck lights will be painted darker green #7031; lights will remain wired but may not be turned on all the time and might only be used during holidays; white Salon Series Duet wall tile (sample supplied) will be installed (recessed) over and below the windows and around door entry; raised stainless steel lettering with sky blue LED backlighting (sample presented at meeting) will be installed, lettering to read MK Valencia Restaurant & Lounge; the decorative accent on the windows will be removed; the aluminum door will be changed to full glass with aluminum frame that will be painted to match window frames #7031; the exit door to the left of the building will be relocated so that it faces Park Street; wooden mullions in doorway will be removed and Salon Series Duet white tile installed on both entranceways; two scones to be applied on the columns to the left and right of main entrance (samples to be provided and must first be approved by HPC before installation); midnight black ceramic tile (sample to be provided) will be installed on the flooring; existing wooden mullions to be removed and replaced with white tiling. All were in favor of this motion with the exception of David Bilow, who abstained.

Old Business: (10-08-02) TGT Cleaners & Flowers, 222 Main Street, was represented by property and business owner, Kae Chul Lee, (10 Ray Avenue, Leonia, NJ 07605). The application fee was previously submitted to the Building Dept. The application is for new signage (awning) on the Grove Street side entrance of the building.

The applicant would like to install an arrow on the existing projecting House of Flowers sign. The HPC was not in favor of this arrow and felt it unnecessary. The applicant was advised at the last meeting to go before the Zoning Officer to see how much signage was permitted. The Zoning Officer approved the amount of signage and eliminated much of what was requested. The information for the awning was submitted in between meetings and approved by the HPC. The applicant will be adding a burgundy awning reading TGT Cleaners & Flowers 201-440-2246 and Flowers 201-440-2246 on the side flap.

A motion was made by Donna McEntee and seconded by Terry McDonough to accept the additional signage on the window on the Grove Street side for the florist that will be applied in a green vinyl stick-on letter, applied from the inside of the window, they will be 5 inches high and read: Wedding Funerals Birthday Plants Delivery; a burgundy awning (color sample and rendering provided) will be installed with white lettering to read TGT Cleaners and Flowers with phone (sizes to be supplied to HPC); address and hours of operation can be installed on door; the Requested lettering on the corner of Grove Street on plate glass is not approved nor is the red arrow directing towards the Grove Street entrance. All were in favor of this motion.

Correspondence and Notes:

- A. Discussion on reviewing guidelines
- B. Letters sent to Building Dept. and building owner Re: 240 Main Street, Little Stars Day Care Center – property maintenance needs to be addressed. Concerns have been addressed.
- C. Rialto – status update – works appears to be continuing on the inside

- D. Formation of new sub-committee on grants. Donna McEntee, Jeff Hoffman and Terry McDonough will work on this.
- E. Seminar at Drew University on March 5, 2011 – Donna McEntee, James Manfredi, Jeff Hoffman, David Billow and Bob Olson are interested in attending.
- F. Donna McEntee is looking into cabinets for the Committee.
- G. Business Association would like to meet with the HPC in November. Email will be sent to Dominic Frontera.
- H. Donna McEntee finished the logo. She will have business cards made for the HPC. She has also contacted the webmaster to ask how to set up an email for the HPC. Mail can be directed to any member that would like it.
- I. Letters will be sent to new businesses in the historic district advising them they need to apply before the HPC before any exterior work can be done and that temporary signs can only be hung for a limited time.

Announcements: Jeff Hoffman was officially appointed as an alternate. Commissioner Anlian stopped by the meeting and advised the HPC that it was missing a representative from the Planning Board. He will be appointing Gerard Garofalo to the HPC and Terry McDonough will now be Alternate #1 and Jeff Hoffman will be Alternate #2.

David Bilow advised that he will be unable to attend the November meeting and possibly the December meeting.

There being no further business, the meeting adjourned at 7:20 p.m.

The next meeting will be October 28, 2010, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept.
Zoning Board of Adjustment
MK Valencia
TGT Cleaners & Flowers