

**NEXT MEETING: THURSDAY, MAY 23, 2013 AT 6:00 P.M.**

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION  
APRIL 25, 2013**

Vice -Chairman James Manfredi called the meeting to order at 6:05 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 28<sup>th</sup> day of December 2012, and sent to the Star Ledger on the 28<sup>th</sup> day of December 2012. Roll call was taken. Members present were: David Bilow, James Manfredi, Terry McDonough and Donna McEntee.

The minutes of the March 28, 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.

**New Business: (13-04-01) Raffy's Hair Studio**, 180 Main Street, application for new signage. No one appeared on behalf of the applicant. The application contained complete information so it was able to be reviewed at the meeting. The application is for an aluminum sign face change. The sign will be the same size as the existing sign, 20 sq. ft. total sign, 10 sq. ft. total signage. The new sign will be black background with red and white lettering to read: Raffy's Hair Studio.

A motion was made by Terry McDonough and seconded by Donna McEntee to approve the signage for Raffy's Hair Studio as illustrated. All voted in favor of this motion.

**(13-04-02) Lulu's Deli**, 225 Main Street, application for new signage. The applicant was represented by business owner Sharen Sullivan. The application was for signage on the building as well as window painting. The signage on the windows has already been installed. The applicant said she never received the letters from the HPC advising that the building was in the historic district and needed to gain approval before any work was done.

The applicant plans to install the same gold lettering as installed on Park Haircutters. The letters will be 7" gold composite letters fastened to front and side of building with wood screws and 3/16" aluminum stud. The letters will read: "Lulu's Deli" on both sides of the store. The applicant would also like approval for red, green and white lettering painted on the windows reading: "Lulu's Deli, Spanish & Italian, 201-440-LULU, Free Delivery".

The applicant would also like approval for future gooseneck lighting. Complete details on color, amount of lights, etc., must be provided to the HPC before any installation of gooseneck lights. All conduit must be concealed if gooseneck lights are installed.

The applicant was advised that the signage on the windows might be over the allowed amount of signage on the building since there are already two signs being installed above the windows. The HPC has no problem with the painted signage on the window provided it complies with the Zoning Ordinance and is approved by the Zoning Officer. If it is not approved, it must be removed immediately.

A motion was made by David Bilow and seconded by Donna McEntee to approve the signs with the letters to be the same as the adjacent store on the south side, Park Haircutters; letters will be 7" gold composite letters with one sign fastened to the Park Street side of building and one sign to be fastened to the Main Street side of the building with wood screws and 3/16" aluminum stud; the letters will read: "Lulu's Deli" on both sides of the store; in addition the red, green and white lettering painted on the windows reading: "Lulu's Deli, Spanish & Italian, 201-440-LULU, Free Delivery" should be allowed provided it complies with the Zoning Ordinance and is approved by the Zoning Officer; if it is not approved, it must be removed immediately; approval is also given for future gooseneck lighting to be installed; complete details on color, amount of lights, etc., must be provided to the HPC before any installation of gooseneck lights; all conduit must be concealed if gooseneck lights are installed. All voted in favor of this motion.

**Old Business: Cosmic Wheel (13-01-01)** 194 Main Street. The vinyl slate grey shingles were installed and look good.

The HPC needs to know more complete details such as dimensions, colors, materials, etc., before it can approve the application. The applicant was advised that he could submit the detailed information for approval between meetings in order to keep the project moving. The HPC has not received any additional information from applicant John Russo yet.

**Rialto Theatre, (09-07-01)** 172 Main Street - The applicant did paint the front entranceway but the wood did not take the color well. It appears that the approved color was not used. A letter was sent to Mrs. Choi. There is now a for sale sign on the building.

#### **Correspondence/Notes/Comments:**

- A. Bob Olson will make an appointment with the Building Dept. to discuss the minutes.
- B. Discussion on reviewing guidelines.
- C. Bob Olson will make a list of the historic buildings so that it can be distributed to all members for input
- D. 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.
- NOTE:** Letter was sent to Postmaster inviting him to July meeting to discuss property maintenance needs but he did not attend or contact the HPC.
- E. The HPC needs to do an updated walking review of the district. Jeff Hoffman will coordinate this with Donna McEntee.
- F. The HPC would like to get some signs for Main Street similar to that of Hackensack or Jersey City. The HPC will probably have to hire someone to do this job.
- G. All future letters to new businesses will be sent by cm/rrr so there is proof the business owner is aware that no work can be done without approval by the HPC.
- H. 162 Main Street (former Kay Callahan Real Estate) – large plantings have been done to the outside of the property – should they have come before the HPC before doing this work?

#### **Open/Outgoing correspondence this month:**

- 1) Letter to Building Dept. - Re: 219-225 Main Street – asking how issue with door will be resolved.
- 2) Signage applied to windows without permits. (RP Bagel, Dante's, CVS, Touch Hair Salon now has ATM signs, taped up window at Jade Lee). A letter was sent to the Building Dept. advising that the HPC recommends fines be issued if signs are not addressed – awaiting update from Building Dept.
- 3) Email was sent to Drew University asking for recommendations for a grantsman experienced in grants for a Main Street (business district). – awaiting response from recommended grants man. Drew will no longer be offering HPC courses as funding was cut.
- 4) Maywood, Montclair and Ridgewood - HPC guidelines available online
- 5) Letter sent to Sofritos and Rays Delicisia Restaurant advising they are in historic district and need to come before HPC before any work is done

**Announcements:** Elections will be held next month when all members are present.

**NOTE TO BUILDINGN DEPT.:** The HPC requests a list of what fines are levied for various violations.

There being no further business, the meeting adjourned at 6:45 p.m.

The next meeting will be May 23, 2013, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board  
Raffy's Hair Studio  
Lulu's Deli