

NEXT MEETING: THURSDAY, OCTOBER 24, 2013 AT 6:00 P.M.

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION
SEPTEMBER 26, 2013**

Chairman Robert Olson 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 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, Gerard Garofalow, James Manfredi and Jeff Hoffman.

The minutes of the September 19, 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: (13-07-01) Ooka Sushi & Steak House, 36 Mt. Vernon Street, revised application listing all work to be done was submitted. Special meeting was held on September 19 and the revised application was approved. Additional information listing colors to be used as well as shrubs to be planted was submitted.

Red Paint for roof

<http://www.homedepot.com/p/Rust-Oleum-Stops-Rust-32-oz-Stops-Rust-Sunrise-Red-Gloss-Protective-Enamel-Paint-7762504/100140482#.UjxkUz8gr6U>

Black Paint for railing (glossy)

<http://www.homedepot.com/p/Rust-Oleum-Stops-Rust-8-oz-Glossy-Black-Protective-Enamel-Paint-7776730/100111879#.UjxkgT8gr6U>

Shrubby - all dead bushes will be removed and replanted with these bushes

<http://www.homedepot.com/p/1-gal-Golden-George-Peabody-Arborvitae-Shrub-A00424/203084761#.Ujxk-z8gr6U>

- 1) Exterior of building needs to be power washed.
- 2) Red aluminum needs to be washed and repainted.
- 3) All aluminum that is falling down and the rotting wood needs to be repaired.
- 4) The glass is broken in the door and needs to be replaced.
- 5) The plantings are overgrown and the weeds need to be removed.
- 6) Landscaping needs to be done.
- 7) All the railings need to be scraped and painted.
- 8) All the trim rings for the lights need to be replaced as they are rusted and probably beyond repair.
- 9) Soffits need repair.
- 10) Rear doors need to be repaired. There is graffiti on them.
- 11) There is a casement window on the Lincoln Avenue side that is broken. It needs to be repaired or replaced.

- 12) Need to scrape and repaint the post where the sign will be refaced. Applicant must inform HPC of color (submit sample before painting).

The landlord is Lexington Equities, LLC, One Carol Place, Moonachie, NJ 07074. (201) 807-0111. William Schmitt represented the landlord at the special meeting. The painting has already been done and landscaping has begun.

Cosmic Wheel (13-01-01) 194 Main Street. The vinyl slate grey shingles were installed and look good. John Russo as well as his contractor James Fester, attended the meeting. They brought samples of products that were thinking of using.

John Russo said he got some estimates on the glass aspects of the work. They plan to remove the wood on the front and put a dryvit system on the front. The Cosmic Wheel part of the building would be green and the karate store would be red. The dryvit would be applied over the styrofoam panels. The brick underneath is in very poor condition. Foam insulation would be installed so the windows will be flush when it is done. The upper windows will remain the same.

They plan to replace the door and two windows. The windows would be dark bronze to match what is existing. The green dryvit presented is too light. The HPC would prefer a darker color. The HPC explained that anything that is done to the building must be presented on the application. It would be nice to see something on the top of the building to make it stand out. The applicant is thinking about putting a white frame around the windows. They also want to put a pillar so that the businesses look separate. They want to replace the two windows on the front of the karate store. The door will also be replaced.

The HPC is not very happy with the dryvit system. It would much prefer brick. The existing brick is in terrible shape. The final product has to be something that the property owner will also like and be happy with. The HPC would love to see something with more curb appeal. The proposed gooseneck lights are fine. The proposed sign is acceptable. John Russo will look into the type of door acceptable for the karate store.

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.

(13-08-01) Zoe Beauty Salon 180 Main Street. The applicant has not submitted any additional information. No work may be done to the storefront until approval is given.

(13-08-02) Rays Delicias 175 Main Street. The applicant was represented by sign maker Jose Almonte (30 Robert Street, North Haledon, NJ 07508). He brought a new rendering for the sign. The proposed sign is made out of aluminum. The background of the sign will be green and the lettering will be white. The sign to read: Ray's Delicias, Latin Restaurant 175 Main Street 201-440-0040. The size will be 168" long x 20" wide. Letters will be 12.58 inches for first line "Ray's Delicias", and 4.89 inches for "Latin Restaurant" and 2.78 inches for 175 Main Street and 3.89 inches for 201-440-0040. Detailed mounting information listed on rendering.

The applicant said he would check with the business owner to see if he would prefer to change the background to white and the lettering to green (or another color). After listening to the previous application, the sign maker had a better understanding of colors that can be used. The business owner was of the wrong understanding that only green signs could be used. It was explained to the applicant that only a certain percentage of the windows can be used and that will be determined by the zoning officer.

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 reversed with new rendering to be submitted before any work is done, final colors will be selected by business owner and submitted to HPC for final approval; whatever color is chosen 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.

Won Buddhism, 162 Main Street. Rev. Yieri So and Won Hwang Lee attended the previous meeting. The HPC explained that a lot of work had been done without approval.

The HPC explained that an application should be filed with the HPC listing all work that was done and any future work that is planned. The HPC felt it best that a site meeting be held to see the work that has been done and discuss it with Won Buddhism. The HPC can then explain what needs to be done. They were advised to pick up an application from the Building Dept. They should include specific details on all work that has been done, what future work will be done, including a survey. It was also explained that if they plan on installing a sign in the future, they should include it in this application so that it will not be necessary to come before the HPC and submit another application.

The HPC received an email on September 24 from Rev. So that they “will be deciding on the comprehensive plan include sign, planted trees, survey, handicap ramp etc... shall be submitted to you after zoning board hearing”. The HPC will check with the Building Dept. on the status of this application to see if they have any additional information.

New Business: None submitted.

9. Correspondence/Notes/Comments:

- A. Bob Olson will make an appointment with the Building Dept. to discuss the minutes and open business.
- 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. Letter will be sent to Senator and Congressman advising that condition of federal building is a disgrace.
- E. The HPC needs to do an updated walking review of the district. Jeff Hoffman will coordinate this with Donna McEntee.
- F. 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)** 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). 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.
- 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.
- 3)** Maywood, Montclair and Ridgewood - HPC guidelines available online
- 4)** Letter sent to Little Stars Day Care requesting property maintenance as well as advise that gates that were installed without approval need to be in an approved color. 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 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. David Bilow will look into this.
- 5)** Riverside Medical Group – letter sent May 28 advising that if approved lights are not installed within 30 days, the Building Dept. will be instructed to issue a fine. (Original approval granted on May 21, 2012) Additional letter sent July 29 asking them to attend August 22 meeting or fine would be imposed. Building Dept. asked to impose the fine.

6) memo sent to Building Dept. requesting list of fines for violations – no response

7) A letter was sent to Senators Menendez, Chiesa and Congressman Pascrell regarding lack of maintenance to Post Office (a federal building) -- HPC noticed that some landscaping has been done. The grass and shrubs have been cut.

8) Letter sent to property owner of 9-11 Mt. Vernon Street (In.S. Hong) advising that building is in historic district.

9) Donna McEntee said that she has seen that grants are offered through Bergen County for historical businesses and locations. There is a matching grant program. One is for general operating expenses (HPC not eligible). The other is for different uses of the money but will not pay for signage. It will pay for educational historical signage. They don't do anything with signs unless there is an educational aspect to it. This is something to keep in mind. The grants are usually done in September and the grant itself has to be done in October. The matching part does not have to be cash. It can be services in that amount.

Announcements – Elections to be held for Chairman and Vice-Chairman at the September meeting.

There being no further business, the meeting adjourned at 7:10 p.m.

The next meeting will be October 24, 2013, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept. /Zoning Board

Ooka Sushi & Steak House (Jin Hui Rew, 36 Mt. Vernon Street)

Zoe Beauty Salon

Ray's Delicias

Cosmic Wheel

Won Buddhism (Rev. Yieri So)