

NEXT MEETING: THURSDAY, MARCH 28, 2013 AT 6:00 P.M.

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION
FEBRUARY 28, 2013**

Vice-Chairman James Manfredi 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: James Manfredi, Donna McEntee and Terry McDonough.

The minutes of the January 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.

New Business: (13-02-01) Legend Fish Market, 213 Main Street, was represented by building and business owner, Tony Park (694 Grove Avenue, Cliffside Park, NJ 07010). This is an application for new signage. The applicant will be removing the awning and brackets. He will be installing a new wood sign with dark green background with a white border with silver cut out letters reading "Legend Fish Market" above the front window and an aluminum sign with white background with dark green border, dark green lettering and red arrow reading "Legend Fish Market (dark green) Entrance Front (with arrow in red) to be installed on the back of the building. The hours of business will be applied to the front door. All existing signage, brackets, etc., must be removed before any new signage can be applied. The applicant is not applying for any lighting at this time. The applicant was advised to check with the Building Dept. for approval of the size of the signage. The applicant will provide detailed information as to colors so that approval may be granted before the next meeting.

NOTE AFTER MEETING: The applicant provided the missing information and updated renderings. A motion was made by James Manfredi and seconded by Donna McEntee to approve the application as follows: one main sign to be installed on the front façade above the main window, sign to be wood sign with pin mount letters, background will be dark green #006-100, letters to be ¼" black Komatex with brushed silver face (brushed silver Cococo, frame color brushed silver Cococo) to be installed (pin mount) reading "Legend Fish Market" to be 16" x 1' 6"; second sign to be installed on back façade, frame color dark green 30006400, background color white #FFFFFF, letter color dark green #006400, symbol and bottom letter color red 3FF000, reading "Legend Fish Market Entrance Front (with arrow)" to be 6" x 2" in size, to be attached with 3/8" x 3" leg bolt, L bracket, 3/8" of head screw; no lighting will be installed, existing awning, brackets and signage will be removed; hours of operation will be installed on front door (mockup to be shown to HPC before installation); size of signage to be approved by Building Department before installation. No other work/changes to the front of this building were approved (painting, signage, etc.) Any unapproved changes are subject to a fine. All were in favor of this motion.

Old Business: Cosmic Wheel (13-01-01) 194 Main Street – was represented by applicant John Russo. Although the vinyl slate grey shingles were approved for the lower mansard roof, the contractor said they cannot be applied until the temperature is at least 40 degrees. The shingles will be installed as soon as the weather permits.

He would like to replace the wood currently on the outside of the building with stucco. It is cost prohibitive to replace the brick that is currently underneath the wood as it has been damaged beyond repair over the years. The HPC advised that the exact coloring needs to be included in the rendering as well as any proposed gooseneck lighting and signage proposed for the building in the future even if it is not to be installed immediately. Where there is natural brick the HPC prefers to keep it as natural brick. Underneath the current barn board, it is not possible to simply replace with bricks. The brick on the top of the building cannot be salvaged. The contractor will need to brace above the window because of damage. The top of the building is new brick that was only installed in 1996.

The applicant brought a rendering of the proposed changes to the building. He brought samples of the colors for the building, historic green and garnet, which will be stucco applied where the cedar siding and upper brick are. The fogged out front window of Cosmic Wheel will be replaced with the same window. The bronze aluminum on the lower part of the building will remain the same. Both windows and door of the Martial Arts Academy will be replaced. The swinging sign will be removed and a new sign will be installed in the future with gooseneck lighting to be installed over the sign, neither of which can be installed without first supplying detailed information to the HPC prior to installation. The same Martial Arts sign will be reinstalled. If new signage is to be installed on this building, the business owner must first submit an application for approval. The windows on the martial arts side of the building will be replaced in the same white. The door also needs to be replaced. Goosenecks lights will also be approved over the martial arts building and detailed information must be supplied to the HPC before installation.

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.

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.

Correspondence/Notes/Comments:

- A. Bob Olson will make an appointment with the Building Dept. to discuss the minutes.
- B. Discussion on reviewing guidelines.
- C. Funds were encumbered to order supplies under PO #7318
- D. Bob Olson will make a list of the historic buildings so that it can be distributed to all members for input
- E. 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.
- F. The HPC needs to do an updated walking review of the district. Jeff Hoffman will coordinate this with Donna McEntee.
- G. 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.

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) Additional letter sent to Lulu's Deli advising they are in historic district and need to come before HPC before any work is done. Lettering was applied to windows without permit.

6) Letter sent to Sofritos 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.

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

The next meeting will be March 28, 2013, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board
Mrs. Candice Choi (Rialto)
John Russo, Cosmic Wheel
Tony Park, Legends Fish Market