

NEXT REGULAR MEETING: THURSDAY, FEBRUARY 24, 2011 AT 6:00 P.M.

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION
FEBRUARY 3, 2011 (rescheduled from January 26)**

Chairman Robert Olson called the meeting to order at 6:00 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 29th day of December, 2010, and sent to the Star Ledger on the 29th day of December, 2010. Roll call was taken. Members present were: Bob Olson, David Bilow, Donna McEntee, James Manfredi and Jeff Hoffman.

The minutes of the December 23, 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: (11-01-01) Exit Realty, (208 Main Street) was represented by business owner Elizabeth Labruna. The application fee is for new signage. The application fee was previously submitted to the Building Dept.

The sign will be 24 inches high and 118 inches long. It will be a 1 inch thick PVC shaped sign with hunter green lettering and light grey background. There are no details in regards to the mounting of the application and the sign appears larger than the corrugated aluminum on the top section where the previous sign was installed. Nothing is planned for the windows. The applicant may want to install a small border on the door but does not have details on that yet. She does not plan to put hours on the door.

The applicant was advised that the only signs that can be installed in the windows must be installed two feet inside the windows. No signs, pictures or neon is permitted on the window. The applicant was advised that if she wanted to install lighting it should be included in the application to avoid having to file another application in the future. The applicant said she would like to install two hunter green gooseneck lights above the sign.

The applicant will need to bring a sample of the actual border to be installed and information on the green gooseneck lights to be hung prior to installation of same. This information can be dropped off directly to Chairman Bob Olson for approval.

A motion was made by Donna McEntee and seconded by James Manfredi to approve the application submitted by Exit Realty with the following stipulations:

- 1) the size of the sign has to be within the confines of the original corrugated spacing between the frames;
- 2) the signmaker must submit specific details for the mounting of the sign;
- 3) two hunter green gooseneck lights will be installed over the sign, specific information on lights to be submitted prior to installation;
- 4) any conduit installed shall be concealed and painted to match the building;
- 5) specific information as to the colors used on the sign need to be submitted;
- 6) wording on sign to read "Exit Realty Your Home Connection (201) 487-9304";
- 7) exact detailed information as to border to be installed needs to be submitted;
- 8) all information to be submitted directly to Chairman Bob Olson.

All voted in favor of this motion.

(11-01-02) Village Pizza and Gyro, 9 Mt. Vernon Street, was represented by business owner Steve Steps. The application is for the refacing of the existing signage. The application fee was previously submitted to the Building Dept.

The applicant plans on using the existing signage, which will be refaced. The new sign will be vinyl installed over the existing sign. A new white background will be installed with red and green lettering to read: Village Pizza and Gyro, Delivery 201-296-0100 Subs Salads". The applicant had planned to install neon in the window reading "Pizza" and "Open" but was informed neon is not permitted in the windows unless it is installed two feet inside the window. The colors for the lettering on the sign are Benjamin Moore chrome green and heritage red (sample provided). There will be no additional lettering on the door other than hours of operation and telephone number. The applicant submitted a handwritten drawing but was advised that the signmaker needed to submit an actual computer general mock-up of the sign to be installed, which includes all details such as actual color names and numbers as well as size of signs and material used. The applicant was given information from the previous sign to aid in this process.

The applicant would like to install green gooseneck lights on above the sign. Information on these lights must first be given to the HPC for approval prior to installation. Information can be dropped off directly to Chairman Bob Olson.

A motion was made by Jeffrey Hoffman and seconded by James Manfredi to tentatively approve the application submitted by Village Pizza and Gyro based on the following stipulations:

- 1) the signmaker must submit a computer mock-up of the sign to include detailed information as to the actual colors to be used and size of the letters and sign dimensions as well as materials used;
 - 2) two chrome green gooseneck lights are approved to be installed above the front sign, detailed information on lights must first be submitted to Chairman Bob Olson to complete application;
 - 3) any conduit installed shall be concealed and painted to match building;
 - 4) no neon is permitted on any window unless installed 2 feet inside window;
 - 5) hours of operation and address/telephone number to be installed on door by signmaker in 2 inch letters;
 - 6) all missing information must be submitted to Chairman Bob Olson prior to any work being done.
- All voted in favor of this motion.

Old Business: None at this time. CVS had called Bob Olson and he is still waiting for info on signs.

Correspondence and Notes:

- A. Discussion on reviewing guidelines will be done after January
- B. Donna McEntee – getting business cards made for HPC
- C. Funds were encumbered to order new cabinets
- D. Seminar at Drew University on March 5, 2011, - Bilow, Hoffman, Kuriyama, Manfredi & McEntee to attend

Announcements: Meeting dates set for 2011 as follows:

JANUARY 27	JULY 28
FEBRUARY 24	AUGUST 25
MARCH 24	SEPTEMBER 22
APRIL 2	OCTOBER 27
MAY 26	*NOVEMBER 17 (THIRD THURSDAY)
JUNE 2	*DECEMBER 15 (THIRD THURSDAY)

There being no further business, the meeting adjourned at 6:50 p.m.

The next meeting will be February 24, 2011, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept.
Zoning Board
Exit Realty
Village Pizza & Gyro