

**NEXT MEETING: THURSDAY, JULY 26, 2012 AT 6:00 P.M.**

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION  
JUNE 28, 2012**

Vice Chairman James Manfredi called the meeting to order at 6:35 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 30<sup>th</sup> day of December 2011, and sent to the Star Ledger on the 28<sup>th</sup> day of December 2011. Roll call was taken. Members present were: Gerard Garofalow, Jeff Hoffman, James Manfredi and Donna McEntee.

The minutes of the May 24, 2012, 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:** None submitted.

**Old Business: (11-04-03) The Cintron Firm**, 167 Main Street, Mr. Cintron advised that he is attempting to locate the proper material to paint the existing metal door. The best material has turned out to be automobile paint and he supplied several colors to select from. Mr. Cintron requests that the HPC select two shades of red that would be acceptable. The information regarding the proposed awning was also provided to the HPC. The new awning will be a squared shape. Mr. Cintron advised that he would submit a revised application if necessary. A letter was sent to Mr. Cintron advising that the HPC cannot pick the color to use for his sign. He will need to advise the HPC of his color selection in order for the HPC to review the application. The HPC has received no response from Mr. Cintron. A letter will be sent to Mr. Cintron advising that unless the HPC hears further from him the application will be closed.

**Rialto Theatre, (09-07-01)** 172 Main Street - The HPC is waiting to hear back from Mrs. Choi on future plans. At this time, the application will be held over until further contact from Mrs. Choi.

**Riverside Medical Group, (11-09-01)** 204-206 Main Street. A letter was sent to Riverside Medical Group advising that they informed the HPC that there was an urgency getting approval for this lighting fixture but the front lighting fixture has yet to be installed

**Correspondence and Notes:**

- A. Discussion on reviewing guidelines. David Bilow suggested that the HPC allot 15 minutes per meeting if time permits.
- B. Funds were encumbered to order supplies under PO #7318
- C. Bob Olson will make a list of the historic buildings so that it can be distributed to all members for input
- D. Letter sent to Building Dept. re: Little Stars Daycare (Main Street location) – Letter sent to Little Stars advising that the playground area needs to be cleaned up and general maintenance done before July 4<sup>th</sup> or Building Dept. will be instructed to issue fine. **NOTE:** Building Dept. sent annual letter to all businesses located in Historic District that property needs to be presentable for July 4th
- E. Signage applied to windows without permits. Several stores have applied window signage without permits – RP Bagel, Dante's, CVS, Touch Hair Salon now has ATM signs,

F. 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 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 to be sent to Postmaster inviting him to next meeting to discuss property maintenance needs.

G. Jade Lee – a letter was sent to Jade Lee that maintenance needs to be done to the side window, signs need to be removed – taped up paper was removed and new paper applied but an acceptable, permanent solution needs to be done to the window. **NOTE to Building Dept.** -- permanent solution still not done

H. The HPC needs to do an updated walking review of the district. Donna McEntee and Jeff Hoffman said they are interested in doing this. Donna McEntee said she will begin taking pictures

I. There is still some money left over from last year as well as the 2012 budget. 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.

J. Viva Roma – discussion on updates to building. Leo Pfeiffer, Property Manager, sent the following updates for this property:

**To date we have adhered to all agreed upon by 219 Main Inc. and the Historic Preservation Commission**

- 1) Refinished the back wall of the building
- 2) Re-pointed the chimney and bundled wires on back wall of building
- 3) Refinished the front of Mosco Insurance Agency
- 4) Re-pointed the front and side of building
- 5) Removed all colored paint from building, bringing the natural brick back
- 6) Created designated areas for signage
- 7) Replaced existing storefronts and doors
- 8) Installed recessed lighting in all storefront vestibules
- 9) Installed recessed lighting in all windows of storefronts

· **Future work to be completed by mid-July**

- 1) Sheetrock all vestibule ceilings
- 2) Paint signage areas maroon/green and white trim to match the front of Mosco Insurance Agency
- 3) All interior work to complete renovations and market vacancies
- 4) Update Main Street and Park Ave. entrance doors to common areas/apartments

· **Vacancy Updates**

- 1) Presently we have an agreement with a new tenant for Viva Roma Deli ( Upon lease signing there will be extensive work to the interior of the Deli which has an expected Grand Opening date of August 1, 2012)
- 2) We are currently discussing a lease with a proposed Nail Salon
- 3) The frame store is available for rent

K. Former Kay Callahan property – 162 Main Street - work being done without permit. Building Dept. advised that only work done to outside of building was to comply with ADA. **NOTE:** HPC should still be consulted regarding material and colors to be used to make sure they comply with ordinance before any work is done.

**Announcements:**

There being no further business, the meeting adjourned at 7:00 p.m.

The next meeting will be July 26, 2012, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board