

**NEXT REGULAR MEETING: THURSDAY, JUNE 23, 2011 AT 6:00 P.M.**

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION  
MAY 26, 2011**

Chairman Robert Olson called the meeting to order at 6:20 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, Gerard Garofalow, Donna McEntee and Jeff Hoffman. Juan Kuriyama arrived after roll call.

The minutes of the April 28, 2011, 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.

**Old Business:** (11-04-03) The Cintron Firm, 167 Main Street, was represented by business owner, Mark J. Cintron and Carol Cintron. The application fee was previously submitted to the Building Dept. This is a continuation of the application for new signage and awning.

The HPC noted that work has already been done prior to submitting an application to the HPC even though this building is located in the historic district. There is lettering in the window; a new anodized window and new glass and anodized door already installed without approval from the HPC. The applicant said he was unaware that he needed to come before the HPC and that he submitted architectural plans to the Building Dept. when obtaining permits and they never informed him that he needed to come before the HPC. He said he had four inspections and passed them all and no one, not the contractor, landlord or Building Dept., ever mentioned to him that he needed to come before the HPC.

Gerard Garofalow said that he reviewed the plans on file with the Building Dept. and there are no changes noted for the work that was already done on the window and door. No where does it even mention the door. It does not address the door at all. It does not mention existing door or new door. This work was not included in the plans made by the designer. Bob Olson tried to find out from the Building Dept. why the HPC was not informed that any work was proposed by this applicant but was advised he needed to speak to Mike Landolfi. There was never a meeting between the Building Dept. and the HPC. Mark Cintron advised Bob Olson that he didn't see a dramatic change in the plans. The door is totally different. It is a new door and no longer recessed. The guidelines state that if there is any change to the outside of the building, an application must be presented to the HPC. The door was changed and was moved forward. There is also a new aluminum window installed. Gerard Garofalow again stated that he looked at the plans and nowhere does it state that the door was being moved or that a new, different door will be installed. The door is not addressed at all in the plans. All the plans show is the door in the present location.

Mark Cintron said everyone knew he was moving the door because there was an issue about whether he would need a ramp. The HPC asked if this information was in writing. The plans do not show any of these changes. Mark Cintron said everyone was aware of this change. If it was not on the plan, there would be no reason why he would be sent to the HPC for approval. Mark Cintron feels that since he went through inspections, the Building Dept. had to have known about the change in the door. The HPC pointed out that the plans show only that there is a door, not that any changes were being made. Carol Cintron also said that no one ever told them

the building was in an historic district. The Building Dept. gave them a list of contractors to use but they never told him it was in an historic district and they thought they were following all regulations properly. He thought that he only needed approval for a sign. This has been a great expense for them. He always knew he planned to change the door. The door was moved during construction. Gerard Garofalow again pointed out that the change in the door was never included in any plans. It should have come before the HPC prior to any work being done. The HPC is not trying to give the applicant a hard time but it has been trying to correct the poor improvements done on Main Street. The door was moved without being on the plans. The HPC must now come up with a solution that is acceptable to both the HPC and the applicant. The window was fixed because it was broken. Mark Cintron did not intend to put in a new frame but the old one could not be used. The HPC advised the applicant that had procedures been followed, all of this could have been avoided.

The HPC advised the applicant that the door and window must be resolved and be included as part of the application. Mark Cintron said he would be willing to have an open discussion on the door. Gerard Garofalow said he does not have a problem with moving the door but he does have a problem with the color. It is a very harsh color. The HPC is trying to bring back a better looking Main Street. While other buildings might be similar, they were installed prior to the existence of the HPC. As new tenants come in, the HPC is trying to get people to conform to the guidelines that have been set forth. Mark Cintron said that MK Valencia has an aluminum door. The HPC informed Mr. Cintron that they came in for approval prior to any work being done and submitted a complete package. All of the work ties into the look of the building so that it all coordinated. All work was set forth in their plans.

Mark Cintron just changed the bottom half of his building. It does not match the top half of the building. The original window frame had a nicer look to it. Juan Kuriyama said that there are ways to paint aluminum but it is a specific preparation involved and the finish will be different. The preparation work must be very technical. The newly installed door and window stick out now, they don't match anything. Mrs. Cintron said her husband is in the field and has experience with this type of painting. The HPC felt it would be a good idea for her husband to list the specific details on the resurfacing of the door and window in the revised application.

The awning over the door looks nice. There is an existing light and a dome can go over it. The conduit on the building needs to be painted. The HPC is concerned about having a dome style flap. The other awnings are all flat. It would be much more in line if it was a flat awning. The applicant needs to submit a revised application outlining all the specific details and changes done to the outside of the building. The window and door must be included in the application.

There is an existing alarm box that does not function that will be removed. The applicant would like approval for the following: 1) signage on the window (signage has already been installed and window has already been changed) 2) burgundy canopy over the entrance door with "167" on front of canopy 3) firm name on new front door 4) door and window frame to be painted in a color to be submitted to the HPC by the applicant prior to any work being done (with complete details as to color and application as well as changes to the door and window).

Juan Kuriyama made a motion, which was seconded by Gerard Garofalow, for preliminary approval of the application pending the revision of the profile of the burgundy awning to make it more in line with the design guidelines of the Commission with the flap being vertical fascia of the front and angle; the fabric color and location of the number is appropriate; dimensions are appropriate; the applicant needs to submit the process as to how they will paint the aluminum framing on the door and window of the main entrance along with a sample of the color that should match the painting of the adjacent door and adjacent cornice and specific materials; the conduit will be painted to match; the alarm box will be removed and the junction box will be covered with a metal plate and painted and the window signage still has to be reviewed by the Zoning Officer. All were in favor of the motion. (Applicant must submit a revised application and samples.)

**(11-05-01) Flames Rotisserie Peruvian Cuisine**, 218 Main Street, was represented by businessowner Julio Infante. The application is for new signage. The application fee was submitted to the Building Department.

The application is for new signage. There are no other changes proposed. The applicant had no objection to keeping the original oval shape of the building. He will send in a revised application listing the material and size of the letters and the colors to be used and specific detail regarding installation. He can give a sample of the letters and colors to the HPC. The applicant also has permission to freshen up the outside of the building. He plans on using the same color gold already on the building.

The applicant will submit the revised application (listing size, colors, sample of colors, installation details) and it can be officially voted on at the next meeting. The applicant has permission to freshen up the outside of the building in the existing colors.

**NOTE AFTER MEETING:** The applicant submitted revised drawings of a new sign. The revisions were distributed to all members and were acceptable. The application will be officially approved at the next meeting but in the meantime, the applicant was given permission to proceed with installation of the sign to keep the project moving.

**Correspondence and Notes:**

- A. Discussion on reviewing guidelines. David Bilow suggested that the HPC allot 15 minutes per meeting to discuss a different area of the guidelines each meeting if time permits. Next month, members should be prepared to discuss awnings.
- B. Donna McEntee – ordered free business cards for HPC
- C. Funds were encumbered to order supplies under PO #7318. IHA will be donating free display cases for the front lobby.
- D. CVS – no further information has been supplied by CVS
- E. Rialto – no further information at this time.
- F. Bob Olson will make a list of the historic buildings so that it can be distributed to all members for input.
- G. HPC needs a copy of a check and/or deposit slip from the Building Dept. so that it knows if application fees have been paid prior to the meeting.
- H. Bob Olson got a call from someone who was going to powerwash the corner building on Main and Park (Len Mosco Building). They are going to powerwash and repaint the masonry. There is no need to come before the HPC to freshen up the building in the same colors.
- I. The HPC will send a letter to the Building Dept. requesting a courtesy copy of any plans for renovations done in the Historic District so that it can determine if an application should come before the HPC.

**Announcements:** None at this time.

There being no further business, the meeting adjourned at 7:20 p.m.

The next meeting will be June 23, 2011, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept. / Zoning Board  
The Cintron Firm  
Flames Rotisserie