

NEXT MEETING: THURSDAY, JUNE 28, 2012 AT 6:00 P.M.

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION
MAY 24, 2012**

Chairman Robert Olson called the meeting to order at 6:07 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 30th day of December 2011, and sent to the Star Ledger on the 28th day of December 2011. Roll call was taken. Members present were: Robert Olson, James Manfredi and Donna McEntee.

The minutes of the March 22, 2012, and April 26, 2012, meetings 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.

Rialto Theatre, (09-07-01) 172 Main Street - No one was present for this application. 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. A letter will be sent to Mrs. Choi advising that the building needs to be presentable for the July 4th parade and proper maintenance needs to be done as soon as possible to make the front of the building presentable.

Riverside Medical Group, (11-09-01) 204-206 Main Street. The applicant was advised that the proposed work to the building was acceptable and would be formally approved at the next meeting.

A motion was made by Donna McEntee and seconded by James Manfredi to approve the application as submitted, which includes the following detailed work: the applicant plans to install 1" thick blue painted cut out letters on 1/8" white dibond faced aluminum panel, color of letters will be Pantone 295C blue; ten to twelve black gooseneck lights will be installed above the signage; wall sign will be installed with galvanized steel bracket and steel bolt (details on renderings). Signage will be applied to the top of the building on both Mt. Vernon Street and Main Street. The parking lot sign will be 4' wide (size approved by Building Officer) and made of aluminum, color to be Pantone 2935C blue. The sign will be "V" shaped (one sign on Mt. Vernon Street and one sign on Lincoln Avenue); The lights by the front door on Main Street will be Progress Lighting P5829 2 Light Coventry Outdoor Sconce (picture and details sent via email – sign to be installed). The height will be 20" wide and the width will be 10". All members were in approval of this lighting fixture. All members were in approval of this motion

A letter will be 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. Please advise if there is a problem with this lighting fixture.

Correspondence and Notes:

- A. Discussion on reviewing guidelines. David Bilow suggested that the HPC allot 15 minutes per meeting if time permits. Awnings were discussed.
- 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) – property maintenance needs to visit site - no response received. Letter will be sent to Little Stars advising that the playground area needs to be cleaned up and general maintenance done before July 4th or Building Dept. will be instructed to issue fine.
- E. Signage applied to windows without permits. Several stores have applied window signage without permits – Star Nails, RP Bagel, Dante's. Letter sent to Building Dept. – no response received.
- 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 has never been changed. The inside mural is beautiful and historically significant.
- 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 - letter will be sent to Building Dept. to remind them that 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. Discussion will be held next month on attendance at meetings to make sure a quorum is present.
- K. Correspondence received from Drew University regarding year end award ceremony

Announcements:

Commissioner Adam MacNeill is the new liaison for the Historic Preservation Commission.

There being no further business, the meeting adjourned at 6:45 p.m.

The next meeting will be June 28, 2012, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board
Rialto Theatre – Ms. Choi
Riverside Medical Group, Future Image Sign, Jae Park

NOTES TO BUILDING DEPT.:

Little Stars Daycare – property maintenance needs to be done prior to July 4th. The playground area needs to be cleaned up and toys should be put away at night. Property maintenance officer needs to address the disarray of this property.

Rialto – letter to be sent to Mrs. Choi advising that property maintenance needs to be done to make building presentable prior to July 4th

219-225 Main Street – property manager will be asked to attend next meeting. It appears that the work being done might be beyond the scope of what has been approved by the HPC. The HPC would like to confirm with the property owner what exactly are the plans for the building.

Jade Lee – it has been quite some time since the building owner was asked to come up with an acceptable solution to the papering over the windows. The property owner needs to be advised that they should come before the HPC with a permanent solution before any work is done on this building.