

NEXT MEETING: THURSDAY, JUNE 27, 2013 AT 6:00 P.M.

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION
MAY 23, 2013**

Chairman Robert Olson called the meeting to order at 6:08 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: Robert Olson, Juan Kuriyama, Donna McEntee and Jeff Hoffman.

The minutes of the April 25, 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: (13-05-01) From Wags to Whiskers, 219 Main Street, application for signage. Applicant was represented by Property Manager Leo Pfeiffer. Application is for signage on the front of the building above the window. Applicant to apply 8" gold cast aluminum letters over existing burgundy background, reading "From Wags to Whiskers", address number will be on the door window in gold letters, a maximum of 3" in size, 6" gold numbers on two entry doors to apartment to be installed. No lighting is proposed.

A motion was made by Donna McEntee and seconded by Jeff Hoffman to approve the application for From Wags to Whiskers to install 8" gold cast aluminum letters over existing burgundy background reading "From Wags to Whiskers" as submitted, gold letters not to exceed 3" will be applied to the glass portion of the door listing the street address; business hours may also be applied to the door; no lighting is proposed. All were in favor of this motion.

(13-05-02) Bergen County Realty, 221 Main Street, application for signage. Applicant was represented by Property Manager Leo Pfeiffer. Application is for signage on the front of the building above the window. Applicant to apply 8" gold cast aluminum letters over existing burgundy background, reading "From Wags to Whiskers", address number will be on the door window in gold letters, a maximum of 3" in size, 6" gold numbers on two entry doors to apartment to be installed; additional lettering (not to exceed 3") will be installed on bottom of window to read, broker's name, broker of record, telephone number. The applicant would also like to install his existing business sign over the back entry door. No lighting is proposed.

A motion was made by Donna McEntee and seconded by Jeff Hoffman to approve the application for Bergen County Realty to install 8" gold cast aluminum letters over existing burgundy background reading "Bergen County Realty" as submitted, gold letters not to exceed 3" will be applied to the glass portion of the door listing the street address; business hours may also be applied to the door; additional lettering (not to exceed 3") will be installed on bottom of window to read: broker's name, broker of record, telephone number; the applicant may also install his existing business sign over the back entry door. No lighting is proposed. All were in favor of this motion.

Leo Pfeiffer also requested that he be permitted to install a 2' x 2' sign on the side of the building (between the apartment door and Lulu's Deli) listing the name of the management company as well as a phone number. This would serve several purposes, one making it easy to locate a person and number to call in case of emergency. The HPC saw no problem with the installation of this signage provided it blends in with the building and a rendering is presented to the HPC prior to installation.

A motion was made by Donna McEntee and seconded by Jeff Hoffman amending the guidelines to include allowing management companies to put a sign on the building that they managed stating the name of the management company and a contact number for emergency purposes; the size and color of the sign to be approved on an individual basis by the HPC. All were in favor of this motion.

The applicant will show a mark-up before signage is installed..

Old Business: Cosmic Wheel (13-01-01) 194 Main Street. The vinyl slate grey shingles were installed and look good.

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. The HPC has not received any additional information from applicant John Russo yet.

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. There is now a for sale sign on the building.

Correspondence/Notes/Comments:

- A. Bob Olson will make an appointment with the Building Dept. to discuss the minutes.
- B. Discussion on reviewing guidelines.
- C. Bob Olson will make a list of the historic buildings so that it can be distributed to all members for input
- D. 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 2012 meeting to discuss property maintenance needs but he did not attend or contact the HPC.
- E. The HPC needs to do an updated walking review of the district. Jeff Hoffman will coordinate this with Donna McEntee.
- F. 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.
- G. All future letters to new businesses will be sent by cm/rrr so there is proof the business owner is aware that no work can be done without approval by the HPC.
- H. 162 Main Street (former Kay Callahan Real Estate) – large plantings have been done to the outside of the property – should they have come before the HPC before doing this work? They are also collecting rain water, which will bring mosquitoes. A letter will be sent requesting that they attend the next meeting to discuss work that has been done on the property and any future work that might be done.
- I. Riverside Medical Group – 204-206 Main Street – exterior lights – letter will be sent advising that if approved lights are not installed within 30 days, the Building Dept. will be instructed to issue a fine.

Open/Outgoing correspondence this month:

- 1) 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.
- 2) 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.
- 3) Maywood, Montclair and Ridgewood - HPC guidelines available online

4) Letter will be sent via cm/rrr to Sofritos and Rays Delicisia Restaurant advising they are in historic district and need to come before HPC before any work is done.

5) Letter will be sent to Little Stars Day Care requesting property maintenance as well as advise that gates that were installed without approval need to be in an approved color. Work needs to be completed before July 4th.

6) Riverside Medical Group – letter to be sent advising that if approved lights are not installed within 30 days, the Building Dept. will be instructed to issue a fine.

Announcements: Elections will be held next month when all members are present.

NOTE TO BUILDINGN DEPT.: The HPC requests a list of what fines are levied for various violations.

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

The next meeting will be June 27, 2013, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board
From Wags to Whiskers
Bergen County Realty