

**NEXT MEETING: THURSDAY, NOVEMBER 17, 2011 AT 6:00 P.M. (THIRD THURSDAY)**

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION  
OCTOBER 27, 2011**

Chairman Robert Olson called the meeting to order at 6:15 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 29<sup>th</sup> day of December 2010, and sent to the Star Ledger on the 29<sup>th</sup> day of December 2010. Roll call was taken. Members present were: Bob Olson, David Bilow, Gerard Garofalow, James Manfredi and Jeff Hoffman.

The minutes of the September 22, 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, MATERIAL, COLORS, ETC., WHICH HAVE BEEN GIVEN FINAL APPROVAL BY THE HPC.**

**Public Comments (not pertaining to applications):** None at this time.

**New Business: (11-10-01) State Farm Insurance Agency**, (216 Main Street) was represented by business owner Ken Knies. The application fee was given to the HPC. The application is for signage on the window as well as the building.

Mr. Knies moved his business from 78 Mt. Vernon Street to 216 Main Street. He would like to install graphics on the window and a sign similar to the sign that he had on his Mt. Vernon Street location. The sign would be red and white with black lettering and mounted above the door over the stained glass. The window graphics would be red vinyl with white lettering. They would be red lines with the State Farm logo on it on both windows and then the door would have the State Farm logo with his name, business hours and web address. He was also thinking of installing gooseneck lights. The HPC advised the applicant to include lighting on his application so he does not have to return for their approval.

The HPC does not think the stained glass should be covered. This is one of the nicest storefronts and probably one of the last storefronts still in original historic condition. Mr. Knies said his thought was to have the sign installed on an "L" bracket over the stained glass. The HPC said it could not approve covering the stained glass as it was the strongest element of the building.

Several alternatives were discussed. Mr. Knies was concerned about visibility of his sign. The HPC wondered if the window graphics would be enough. Mr. Knies did not think installing the sign in the window as done by the previous building owner was visible enough. Another possible solution would be to have a longer, thinner sign across the building that would not cover the stained glass. The HPC also advised the applicant that he could get a permit for a temporary sign until he makes a decision on a permanent sign.

The applicant said he would prefer to have the window graphics approved so he could install them and that he would be willing to remove them if he decided that he wanted a sign installed in the future. Mr. Knies said that if he came up with a different solution for his signage he would not have a problem if the window graphics needed to be removed in order to get approval for a new sign. He said if he finds that the window graphics are sufficient he will not need a sign. If he decides on a different type of sign, he will come back for approval and remove the window signage if necessary. He would also like to install four gooseneck lights in a red color at a future date. He was advised that he must submit detailed information

as to exact color of the lights and a picture of the lights before they are installed. The info can be submitted to the Building Dept., who will forward it to the HPC.

A motion was made by James Manfredi and seconded by Gerard Garofalow, to accept the window graphics as submitted in the red color with white lettering (exact color name and number to be supplied), four red gooseneck lights to be installed at a future date (detailed information including color, picture of lights and installation details to be supplied prior to installation); in the event that the applicant comes back for additional signage, the applicant has agreed that, if necessary, he will remove the window graphics; the applicant will email the additional information to Bob Olson or drop it off to the Building Dept. All were in favor of this motion.

**Old Business: (11-04-03) The Cintron Firm**, 167 Main Street, sent a letter dated September 21, 2011, advising that he was unable to attend the meeting. 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 will be 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.

**Green-Tech General Contracting**, 74-76 Mt. Vernon Street – applicant was supposed to return revised application but to date, it has not been received. A letter will be sent to the applicant advising that they must appear at the November 17, 2011, meeting.

**219-225 Main Street**, - The remainder of the work to this building had been approved but the HPC was advised by a tenant that the project manager informed him that no further work will be done as the additional cost of the scaffolding required by the Building Dept. will prevent the building owner from completing the remainder of the planned work and the brick will no longer be power washed. Bob Olson will speak to Mike Landolfi about this project.

**Rialto Theatre**, 172 Main Street. Mrs. Choi and her contractor Israel Fuentes attended the meeting to present a proposed solution and renderings for the brick work on the Cedar Street side of the building. The applicant, contractor and Bob Olson had an informal meeting at the site last week when all happened to be there at the same time. Bob Olson explained that he received several emails that work was proceeding and stopped by the site. Mrs. Choi apologized to the HPC for proceeding with some work but she was afraid she would lose the contractor before the winter weather arrived and did so some cement work on the side. She had incorrectly thought that she needed to submit full architectural drawings for approval and there were budget concerns but Bob Olson explained to her that her contractor could do the renderings necessary for the work to proceed. Bob Olson told her that the HPC sympathized with her time constraints and budget concerns but procedures still had to be followed. It creates a problem when work is done without approval. The previous contractor had made mistakes when cutting out the side door and the applicant was trying to find the most economical way to arrive at an acceptable solution.

The HPC reminded the applicant that it does try to keep the project moving and revisions can be submitted between projects so that work is not slowed down.

The concrete work was only done of the side as the Building Dept. is confused as to what is required on the front sidewalk and whether or not it must be pavers. Mike Landolfi also suggested using the side entrance as the handicap accessible. He wanted to give more access from the road.

Mrs. Choi and her contractor, Israel Fuentes, presented an economical solution to the brick installation on the Cedar Street side of the building that they hoped would please everyone. They brought a sample of how the brick would look on the side as well as a rendering by Mr. Fuentes. The HPC had no problem with the sample presented but the brick sizes need to be more accurate when installed and the bed joints of the existing brick must be matched. The columns will never match but it is important that the bed joints

match. The brick installed will be thicker. The new brick look will go all the way down to the bottom to where the stucco ends, a band the same width vertically all the way down will be installed. At the door, since there is a concrete foundation wall the same type of idea all the way down to the bottom of the second floor window and put a limestone sill to cap it off. Around the upper window, the existing brick will remain and be cleaned up.

The painted area on Cedar Street will be cleaned up to remove the paint. They will start with power wash and then use whatever process is necessary to clean the brick. This brick will also be applied to the suspenders on the Cedar Street side of the building as well as around the side entrance. A new rendering listing the actual color, depth, etc., will be submitted to the HPC. The band running around the side will be the same width as the top band. The brick will never match perfectly so the bed joints need to match. Windows will be installed tomorrow and the power washing will begin next week.

The applicant was advised that they must come back for approval of signage and whatever lighting they decide to use and the final decision on the sidewalk. The applicant advised that Mike Landolfi suggested they install a handicap ramp on Cedar Street, which is a parking space. The HPC questioned having a handicapped person coming out into the street into a parking space. The handicapped access is from the street blocked by a car. The HPC will discuss this with Mike Landolfi as it seems quite steep to install a ramp on this elevation.

A motion was made by Gerard Garofalow and seconded by David Bilow to approve the color and texture of the brick facing that is going on the columns on the Cedar Street side of the building and including finishing off of the ribbons around the door and window area; the joints in the brick facing must match the horizontal lines of the existing brick individually per column. All were in favor of this motion.

**New Business: Riverside Medical Group, (11-09-01)** 204-206 Main Street was represented by the general contractor, Emmanuel Baywosa (18 Beacon Avenue, Jersey City, NJ 07306) and Paul Speziale, Esq. (PO Box 182, Montvale, NJ 07645-0182 ixtian96@aol.com). The application fee was submitted to the HPC. The application will be for new signage and lighting.

The HPC asked the applicant if anyone had checked to make sure that the signage did not exceed the allowable amount. Mr. Baywosa said he had checked and the signage was 52%. Along Main Street, the applicant is proposing signage that reads "Riverside Pediatric & Medical Group" that would be 3" raised letters that would be blue in color (23.17' x 1.92' = 44.49 sq. ft.); along Mt. Vernon Street, would be the same signage (31.17' x 1.92' = 59.92 sq. ft.); and on the corner the sign would read "Riverside" (7.33' x 1.50' = 10.99 sq. ft.) with a 2.5' medical icon below it. The HPC advised that it would need to see a sample of the background and letter materials and exact name and number of colors and material to be used and specific details as to how they will be mounted to the building.

In regards to the gooseneck lighting above the sign, there is an existing box already there with conduit between the light. The conduit will be run horizontal to the light. The conduit must match the brick and can also go behind the sign. There is a contractor to make the actual sign and Mr. Baywosa will do the actual installation of the sign. The HPC will need to know how Mr. Baywosa plans to install the sign and list specific details regarding the color and material for the sign as well as how the conduit will be attached and if it is going to be concealed. If it is not concealed, the HPC must know the color it will be painted. The HPC does not want to see the conduit running around the top of the building. The proposed tubing lights need to be removed as they do not go with the building. An antique sconce would work well on this building for example.

The applicant would also like to install five banners on the building reading "Riverside Pediatric & Medical Group" in the same color as the brick as the signs are so high on the building. There would be two on Main Street, one on the corner and two on Mt. Vernon Street. The HPC does like the banner but would like to see the brackets and how they are mounted as well as the colors to be used. The HPC also needs to know how far the banners will project out. The HPC would need to know all these details in order to approve the application. The applicant was advised that he could submit the information earlier if he did

not want to wait for the next meeting in order to keep the project moving. He could submit the information to the Building Dept., who will notify the HPC and then the HPC could make a decision prior to a meeting.

The HPC asked if the applicant had checked to make sure this amount of signage and banners were allowed. He said the banners are considered temporary and not permanent signage.

The blinds in the windows will be staying. Vertical blinds are not allowed. The applicant said he has already replaced the three broken blinds and there is no difference between the new and old blinds. There is no visible color difference with the new blinds. There is just one more blind to be replaced. Upstairs they will replace with the same blinds. The applicant was advised that he did not need to submit a separate application for the banners as the application was still open and could be included in the same application.

The applicant will get detailed information on the signage, lighting and banners before any installation is done. The HPC needs to see samples of colors (for both signage and banners), brackets, how they will be attached, sample of banners, existing tubular lights will be removed and sample of what will be installed prior to any work being done. The HPC would also like to see some information as to wind resistance on the banners as they will be on the side of the building. The HPC also inquired about putting back the clock that was originally on the building as was discussed last month. The HPC would really like to see the clock back on the building. The application will remain open pending more detailed information.

#### **Correspondence and Notes:**

A. Discussion on reviewing guidelines. David Bilow suggested that the HPC allot 15 minutes per meeting if time permits. Awnings to be discussed this month. The HPC thinks it would be appropriate to decide on what type of awning the HPC prefers so that all applicants can pick the same kind. The sunbrella fabric or its equivalent is preferred by the HPC. Waterfall style is not permitted. The awning needs to project out three feet. It was suggested that when members see an acceptable style that they take a picture of it. The applicants should get several styles to choose from. The styles needs to be the same but there should be several different colors to choose from.

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 Star Nails re: installed signage on window without permit; Building Dept. re: Little Stars Daycare (Main Street location) – property maintenance needs to visit site and IGA re: installation of signs on the outside of the building without a permit. – no reply on any of the letters

E. There was discussion on possibly sending out a letter annually to remind building owners/tenants that they are located in the Historic District and need to submit an application before any work is done. It was also suggested that maybe a postcard could be sent to all businesses reminding them to do a spring clean-up and that it might attract customers to their business if Main Street was better maintained. There was also some discussion about possibly having something similar to the fall festival other times of the year – maybe have all the stores participate in a “winter wonderland”, for example. It would be nice to see all the stores participate in decorating Main Street for a holiday.

F. Signage applied to windows without permits – several stores have applied window signage without permits – Star Nails, RP Bagel, Dante's. The HPC will try to find out the name of the window painter to send a letter advising that permits are needed before any signage is applied to the window.

G. Memo received from Commissioner MacNeill advising that all HPC application fees are to be processed through the Building Dept. Bob Olson will speak to the Commissioner MacNeil requesting a copy of the check be attached to the application so that the HPC knows if the fee was paid as applicants have come to the meeting unsure if their application fee was paid.

**Announcements:** Gerard Garofalow advised that he will be away until March 2012.

There being no further business, the meeting adjourned at 7:25 p.m.

The next meeting will be November 17, 2011, (third Thursday) at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./ Zoning Board  
The Cintron Firm  
Green-Tech General Contracting  
Rialto Theatre – Ms. Choi/Israel Fuentes  
Riverside Medical Group (Emmanuel Baywosa 18 Beacon Avenue, Jersey City, NJ 07306)  
Paul Speziale, Esq., PO Box 182, Montvale, NJ 07645-0182  
State Farm Agency – Ken Knies