

NEXT MEETING: THURSDAY, OCTOBER 27, 2011 AT 6:00 P.M.

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION
SEPTEMBER 22, 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 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, James Manfredi, Donna McEntee and Jeff Hoffman.

The minutes of the August 25, 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.

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.

Green-Tech General Contracting, 74-76 Mt. Vernon Street – applicant was supposed to return revised application but to date, it has not been received.

219-225 Main Street, - changes to window at Viva Roma are planned but no application has been received. The remainder of the work to this building has been approved.

Rialto Theatre, 172 Main Street – no new plans have been received from contractor.

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). The application fee was submitted to the HPC. The application will be for new signage. He came to ask some questions since he only received a partial application earlier in the day. The HPC felt it would only be fair to allow the applicant to give a brief explanation of what he planned to do and then return next month with a completed application.

The contractor gave a brief explanation of plans for the building. The HPC informed the applicant that when he returned next month the HPC will advise that new lighting must be in a gooseneck style. The sign cannot be lighted. There used to be a clock located at the top of the building and it would be nice to see it brought back to the building. The blinds on the building need to be fixed. One possible solution would be to lightly tint the windows. This would also allow new thermal windows to be installed.

The new tenant had wanted to paint the brick blue but the contractor was informed painting the brick is not permissible under the guidelines. He will return next month with a completed application.

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. Rialto – there is a new contractor, no drawings submitted yet
- D. HPC can make an addendum to be included with the guidelines for necessary updates.
- E. Bob Olson will make a list of the historic buildings so that it can be distributed to all members for input
- F. HPC will be handling application fees
- G. Letters to be 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.
- H. 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.
- I. Letter will be sent to Building Dept. advising that in the future, a sign-off sheet will be done for all applications to avoid any miscommunication and make sure all applications are complete and distributed properly. The HPC will also thank the Building Dept. for cooperating with the handling of application fees.

Announcements: None at this time.

There being no further business, the meeting adjourned at 7:15 p.m.

The next meeting will be October 27, 2011, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./ Zoning Board
 The Cintron Firm
 219-225 Main Street – Leo Pflieger
 Green-Tech General Contracting
 Rialto Theatre – Ms. Choi/Israel Fuentes
 Riverside Medical Group (Emmanuel Baywosa)