

NEXT MEETING: THURSDAY, JUNE 23, 2016 AT 6:00 P.M.

FOLLOW-UP MEETING WITH BUILDING DEPT.: MAY 31, 2016 @ 9:30 A.M.

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION
May 26, 2016**

James Manfredi called the meeting to order at 6:10 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 and sent to the Star Ledger on the 31st day of December 2015. Roll call was taken. Members present were: Matthew Bilow, Gerard Garofalow and James Manfredi.

The minutes of the April 28, 2016, 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. NOTE: BACKLIT, INTERNALLY LIGHTED, AND NEON SIGNS ARE NOT PERMITTED) LIGHTED/LED SIGNS ARE ONLY PERMITTED IF THEY ARE INSTALLED 2' INSIDE THE WINDOW. NO FLASHING OR SCROLLING LIGHTS/SIGNS PERMITTED.

Public Comments (not pertaining to applications): none at this time

New Business: None submitted.

Old Business: (16-03-01) Thai Palace, 218 Main Street. Application submitted by business owner, Thitinan Seeluang, (dao_thitinan@hotmail.com) for work already done. The applicant was advised that anything she wanted to install on the storefront and/or windows must first be submitted to the HPC for approval before any installation is done.

The applicant sent in a picture of the sign that has already been installed. That is what she was requesting approval for but now she would like approval to change the background color to Behr Home Decorators Collection French Rose HCK-CL-04; to paint the window frame in Stewart House Brown 50YR06/081; the letters will remain in silver aluminum as installed (samples provided). The applicant was advised that she needed to submit an accurate application in order to be given formal approval.

At the April meeting, the applicant was told that approval would be formally given once she provided a revised application and accurate rendering. On May 10, 2016, the applicant sent an email with additional signage she wanted to install on the windows. The HPC advised her that the storefront can only have one sign. It's either the sign already installed **or** sign on the windows but it can't be both. The HPC also needed her to update page 1 of the application to show the work being done (revised page 1 dropped off to her). The HPC again reminded the applicant she needed approval for any work done to the storefront, which includes the windows.

On May 17, 2016, Chris John of Cutting Edge Designs & Printing contacted the HPC because the applicant was uncertain if the lettering is permitted on only one side of the glass, or if there is only permission to have a store front sign or window lettering. The HPC also advised Chris John that she is only permitted to have one sign - either the sign installed on the top of the storefront or the window sign - but not both (copies of March and April minutes provided). She has also been advised that any signage also needed to be approved by the zoning officer to make sure the size is permitted. The HPC has not heard anything further from the applicant or Chris John.

(13-01-01) Cosmic Wheel, 184 Main Street. Owner John Russo came to the June meeting to get an opinion on paint color for the outside of his building. There has been no further contact from John Russo.

(15-08-01) 174-178 Main Street. Contractor Jose Guerrero (144 Devon Terrace, Kearny, NJ 07032, (201) 892-0079, Ngconstruccion@hotmail.com) submitted an application to remodel the front of the building as well as the sidewalk in front of the building. He also plans to install two signs, one for a dental office and the other for retail storage. No lighting is planned other than a recessed light over the doorway. He had previously submitted an application that needed some changing. He brought new plans as well as samples to the meeting.

The applicant would like to reface the front of the building with stone and stucco (samples available at meeting). He also brought a sample of the aluminum frame and of the insulated, tempered glass to be used in both the windows and doors.

The plans show a regular storefront entry door with transom window over the top. The plan is for all one business but there will be storage as well as part will be the office. The HPC questioned why they did not want to put brick back on the building since they were putting new brick on the rear of the building. The applicant said this is what the business owner requested. The HPC would like to see the stone extended between the windows and alongside the door rather than stucco. The applicant said it just appears that way on the plans but it will be all stone. He said it would be no problem to extend the stone by the door.

There will be only one recessed light over the door. The HPC thinks that awnings over the top would look nice. The applicant is flexible as to the color of the aluminum. The HPC looked at the samples provided and thought the color was too light for their desired look. A darker stone with black aluminum is the preference of the HPC. The applicant will need to submit new samples for approval. This can be done in between meetings to keep the project moving. The preferred stucco colors were English or French Manor.

The HPC thinks the stone would make this building a little bit more distinctive from the former movie theatre. The HPC would like to see the stone carried through onto the doorbell. A PVC molding will be applied to the stucco to frame the lettering. The HPC would need to see a sample of this as well. The molding will be white.

Lettering will be applied to the top of the building. The HPC needs specific details as to wording, material, color, size of letters, how they will be applied, etc.

The HPC needs the following in order to complete this application: sample of the other stone to be used (samples discussed at meeting were ledge/stacked stone in 1) Chastain 2) Champagne or 3) Cedar Creek; new rendering of all work to be done with specific details as to materials, colors, sizes, etc., listed; sample of the black aluminum to be used; sample of black lettering to be used; sample of proposed awning fabric over top of windows; sample of color stucco to be used; sample of PVC molding.

The HPC thinks the awning would greatly enhance the storefront. The awning would dress the building and give it a lot of curb appeal. The HPC showed the applicant a picture of an acceptable awning. The applicant asked if it would be permitted to change the windows from four in the middle to two. The HPC said that the transoms must remain and it greatly prefers the four windows but two windows on the bottom might be permitted.

The applicant said he will email the HPC when he has the samples ready and the HPC will try to arrange a date to have a quick review with him. No other signage is permitted on the building. No signage is permitted on the windows without approval. The hours of operation and address may be put on the door in 2" letters. Once the new information and samples are available, the HPC will set up a meeting date with him to discuss and complete the application. After everything is approved, the applicant will need to submit a revised application listing all work to be done to the building front as well as all materials used.

The applicant contacted the HPC on April 25, 2016, to see when he could meet with the HPC. The HPC advised him to attend the meeting scheduled on April 28, 2016. No one appeared on behalf of the applicant. The HPC has not heard further from the applicant.

Correspondence/Notes/Comments:

- A. Discussion on reviewing guidelines
- B. Donna McEntee has begun taking updated pictures of the historic district.
- C. \$4,000.00 was encumbered under the 2015 budget (PO #14017) for new signs for Main Street. There is also \$3,500, was encumbered to Brandon Industries, (PO #13322 was dated November 21, 2014 for new posts & signage) and \$1,500 was encumbered for Miscellaneous Vendors (PO #13301 was dated January 28, 2014). Bob Olson will speak to Sgt. Al Locarno about location of the poles and then an order can be placed at next meeting. The HPC is allowed to encumber monies left over at the end of the year for "a designated purpose". These monies must be used by the end of the next year. The monies must be used for what they were encumbered for.
- D. The HPC was notified by the Bergen County Division of Cultural and Historic Affairs that it was awarded a \$750.00 grant. The paperwork was completed and turned in. The HPC will get a check for 50% of the award and in six months must give an updated report to receive the remaining funds. The Village must also match this grant. The project done by the HPC will be a 2017 calendar.
- E. Bob Olson had the follow-up meeting with Commissioner MacNeill and Mike Landolfi. The Building Dept. and Commissioner MacNeill have decided they will give the summons book to the HPC to have the secretary (as a Village employee) sign the summons. A member of the HPC will then need to be present at the court hearing to represent the HPC on the violation.
- F. The HPC will send out one final letter to the following businesses advising that this is the final letter they will receive and they have 30 days to correct their violation or a municipal summons will be issued. The letters will be sent via ordinary mail as well as certified mail/return receipt requested. These violations have been going on for quite some time and it is time that they are either corrected or issued a summons for the violations. The Clerk's Office was advised that it is very important that cm/rrr that is returned cannot be open as it needs to be used in court.

D&S Hair Sensations – 165 Main Street – lighted neon sign/lettered window

Kenia's Latin Kitchen – 175 Main Street – installed signage on window without application

Alexi's Gourmet Deli – 220 Main Street – needs to submit an application for signage, neon light also installed

Lulu's Deli – 225 Main Street – signage approved on April 23, 2013, but was never installed; subsequently installed paintings on windows that were never approved, temporary sign still hung over door

15 Mt. Vernon Street (next to cleaners) – there appears to be a new business in this location, there is Asian writing on the window, need to submit an application

Cintron Law Firm – 167 Main Street – the applicant has never completed the application and the HPC closed the file. They have never received any approval for work done to the outside of the building.

Touch Hair Salon – 189 Main Street – installed signage on window without application

Waggy Tails – 219 Main Street – installed signage on window without application

JJBEST Cleaners – 11 Mt. Vernon Street – letters were sent on January 16 & 24, 2014, advising that they have installed additional unapproved signage to the storefront as well as a neon sign in the front window.

Jade Lee – 191 Main Street – has flashing Christmas lights as well as a flashing Chinese food sign in the window.

Nicolina's – 170 Main Street – has installed a flashing light

Matters discussed at the February follow-up meeting:

- The HPC needs to review the ordinance establishing the HPC to see where the jurisdiction lies for issuing summonses.

- Donna Rose-McEntee wrote to NJ Transit to see if they have any programs to upgrade a bus stop but has not received a response yet.
- HPC would like to see nicer trash receptacles, maybe a double street light. Members feel the HPC should have a voice in what goes on within the historic district. Different things can be done there – maybe have people sponsor a light or brick for a new wall at the municipal building, for instance. The HPC will contact Tony Garrett to see if he has any information for the HPC. Maybe there is a way to brainstorm a way to offset the cost to the municipality for some changes.

G. Letters to be sent to Sandy Simon, property owner of 220 Main Street, advising that as per ordinance when a business vacates, all signage, brackets, etc., must be removed; business owner of 218 Main Street advising they are in historic district and must submit an application before any work is done to the outside of the building (currently there is blue painter's tape around the front of the building); letter sent to Art Mora NJ of 222 Main Street and Duty Gear, business owner of 216 Main Street, also advising they are in historic district.

H. A short discussion was held on new businesses and a better way to advise them they are in the historic district and must first file an application before any work is done to the building. Gerard Garofalow said that there used to be a sticker that was placed on vacant buildings so the realtor and any potential tenant knew they had to apply for a permit when they were showing the property.

I. Matthew Bilow brought a proposal from Anthony Garrett for Proposed Street Renderings as discussed at a previous meeting.

There being no further business, the meeting adjourned at 6:25 p.m.

The next meeting will be June 23, 2016, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept. /Zoning Board
Jose Guerrero (174-178 Main Street)
Thai Palace (218 Main Street)