

**NEXT MEETING: THURSDAY, OCTOBER 27, 2016**

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION  
September 22, 2016**

Vice-Chairperson Donna Rose-McEntee 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 and sent to the Star Ledger on the 31st day of December 2015. Roll call was taken. Members present were: Matthew Bilow, Jeff Hoffman, Andre Lam and Donna Rose-McEntee.

The minutes of the May 26, June 23, July 28 and August 25, 2016, 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. 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: (16-08-01) Bellucci Ristorante Italiano**, 170 Main Street, was represented by the business owner, Ernest Kalaba (cell 203-676-3369 [ernestkalaba@yahoo.com](mailto:ernestkalaba@yahoo.com)), who submitted an application for a new awning on the storefront. Motion needed to give formal approval.

Motion made by Matthew Bilow and seconded by Andre Lam to approve the application submitted to include: existing awning to be recovered in forest green (sample provided); size will be 12 ft. x 9 ft. x 3 ft. and 2 ft. projection and 2 ft. height with a mounting clip installed every 3 ft.; the lettering will be white screen printed onto the forest green awning and will read: Bellucci Ristorante Italiano as well as the address and phone number in smaller white lettering; there is no lighting proposed at this time; no other signage can be placed in the windows other than the applicant is permitted to put the hours of operation, address and telephone numbers in letters not to exceed 2"; no lighted signs can be placed in the windows unless they are installed 2' inside the window.

**(16-07-01) La Casa del Chef Bistro Peruano**, 220A Main Street, submitted an application for new signage on the storefront and had to send in additional information to complete the application.

A motion was made by Donna Rose-McEntee and seconded by Matthew Bilow approving the application for new signage; the sign will be aluminum panel with molding; vinyl lettering and graphics; sign to be 40" high x 120" wide; lettering to read La Casa del Chef in 12" high burgundy letters; BISTRO PERUANO in 4.9" high black letters; background to be white in color; graphics in yellow, burgundy and brown; sign to be framed in burgundy molding; (sample of sign submitted); three gooseneck lights are also approved (specific details to be dropped off to the Building Dept. for approval before installation); top of the building will be painted burgundy to match the sign; phone number and website to be added to the bottom of the sign (new rendering to be submitted); the color of the frame on the sign will be gold; no other signage is approved on the windows; no lighted signs other than a small "open" sign is permitted to be installed. All were in favor of this motion.

**(16-07-02) Won Buddhism Center**, 162 Main Street, submitted an application for a canopy over the new stairwell. The applicant was represented by Rev. Yieri So and contractor, Wayne King, who came to help with the translation for Rev. So. The applicant had been told that it needs something so that it blends in. Rev. So wanted to install lattice on the side. Bob Olson had told her that if she dropped off a rendering of what it will look like, he would pass it around to the other members for approval. Nothing further was received from Rev. So since the July meeting until a photograph of the completed work was sent in. Once again the work was completed before submitting a rendering or getting a permit. It appears that the lattice has been taken down already.

**(16-06-01) U.S. World**, 216 Main Street, was represented by Sign Mart, 54 Grand Avenue, Palisades Park, NJ 07650 (201) 496-6083, [signmart4u@yahoo.com](mailto:signmart4u@yahoo.com). The application is for a red awning on the storefront.

The applicant submitted an alternate rendering for a red awning as well as new name for the business, U.S. World. The new rendering was sent to all members who did approve of the awning and change in name; however, no revised application or sample of materials were received from the applicant listing specific details on the work to be done as necessary in order to grant official approval of this application. The red fabric sample was submitted by the applicant and was acceptable. The revised application was also received.

A motion was made by Donna Rose-McEntee and seconded by Matthew Bilow, to approve the application as submitted for a non-illuminated awning with aluminum frame and made of sunbrella Jockey Red fabric (sample submitted) in the size of 16'6" long x 2'10" high, white painted letters to read U.S. WORLD (10" high) USR3, INC. (4" high) in right corner; hours of operation may be installed on door/window in letters no larger than 2"; address may appear on door; no other signage may appear in windows; no lighting is proposed; no lighted, LED or flashing/scrolling sign is permitted in storefront. All were in favor of this motion.

**(15-08-01) 174-178 Main Street.** Contractor Jose Guerrero (144 Devon Terrace, Kearny, NJ 07032, (201) 892-0079, [Nqconstruccion@hotmail.com](mailto:Nqconstruccion@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 a sign for a dental office. No lighting is planned other than a recessed light over the doorway. He had previously submitted an application that needed some changing.

The applicant again brought a new rendering to the June meeting, which was missing details necessary for approval. He had samples of materials that were changed from the last rendering but were not included on this application. None of the details of the actual work to be done were on the plans. The applicant brought a revised rendering and samples.

The HPC advised the applicant that he must revise the application and update it to include all work to be done to the outside of the building. Specific details must be included in order to get approval. Colors, materials, dimensions, etc., must all be shown on the application and rendering.

The applicant said that after all the work is done he will then repave the sidewalk. The HPC advised him that he must show a sample of the pavers before any work is done. He said he plans on using the same pavers that were used in front of the Municipal Building. The applicant will also stop the stone at the stucco instead of going up to the sign.

A motion was made by Matthew Bilow and seconded by Donna Rose-McEntee to approve the application as submitted with the revisions, work to be done includes: ledge-stacked stone to be used is Cedar Creek; stone will stop at top of windows; molding and lettering will be made out of Styrofoam material that will be covered with black; letters will be 12" high with a 12" border above and below reading "DENTAL OFFICE"; stucco will be French Manor 0039; there will be recessed lighting over the two doors; no pavers to be done at this time; paving will be done when all work is complete; sample of paver to be shown to HPC for approval before any work is done; applicant plans on using same style paver that was used in front of the Municipal Building at 234 Main Street; window trim and door trim will be black aluminum; no

other signage is allowed on the windows except as indicated; no other signage allowed on the building without approval; hours of operation and address may be on the door in 2" letters; no lighted/led signs are permitted unless they are installed 2' inside the window; no flashing or scrolling lights/signs permitted. All were in favor of this motion.

**Correspondence/Notes/Comments:**

- A. Discussion on reviewing guidelines
- B. Proposal from Anthony Garrett for Proposed Street Renderings will be discussed at next meeting.
- C. Mike Landolfi visited the below businesses. These businesses still need to correct their violations or submit application.

**D&S Hair Sensations** – 165 Main Street – lighted neon sign/lettered window – letter was signed for

**Kenia's Latin Kitchen** – 175 Main Street – installed signage on window without application – letter was not signed for

**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. Letter was signed for. They were supposed to attend tonight's meeting but did not come.

**Waggy Tails** – 219 Main Street – installed signage on window without application. Letter was signed for.

D. Calendars need to be ordered, Donna Rose-McEntee is working on this.

E. Mike Landolfi said he needed someone from the HPC to do a walk around of the Historic District. Bob Olson suggested that James Manfredi should be able to do it because he is available during the day. Bob is away and unable to accompany the Building Dept. so he sent a memo to James requesting that he take on that responsibility.

**Announcements:**

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

The next meeting will be October 27, 2016, at 6:00 p.m. (one week early due to Thanksgiving).

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board  
 La Casa del Chef Bistro Peruano (220A Main Street)  
 Won Buddhism Center (162 Main Street)  
 Jose Guerrero (174-178 Main Street)  
 U.S. World (216 Main Street)  
 Bellucci Ristorante Italiano (170 Main Street)