

NEXT MEETING: THURSDAY, SEPTEMBER 28, 2017 @ 6:00 p.m.

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION
August 24, 2017**

Chairman Jeff Hoffman called the meeting to order at 6:00 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 as well as posted on the Village message board. Roll call was taken. Members present were: Matthew Bilow, Jeff Hoffman, Donna-Rose McEntee and Andre Lam. Not present: Gerard Garofalow, Juan Kuriyama, James Manfredi, Bob Olson.

The minutes of the August 24, 2017, 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: (17-07-01) Gina the Baker, 213 Main Street, submitted an application last month. Approval was given as listed below.

A motion was made by James Manfredi and seconded by Andre Lam to accept the awning as presented in the choice #1, sky blue color; size of the awning to be 105" wide by 24" high; 8" panel with white lettering to read: Gina (6 ½" letter G) followed by (spatula & whisk picture) The Baker (3" letters) with a 4" scalloped valance on the bottom, fully welded aluminum frame to be screw mounted to the building; size of the awning to be 105" wide by 24" high; painting to take place pending approval of the colors to be submitted for the façade of the building and trim; hours of operation may be put on door in letters no larger than 2"; no neon or scrolling lights are permitted in the window.

Tonight, the applicant brought the drawing with the information on the paint but she has since learned that they now have the color she originally wanted, a baby blue like she painted inside the store. She said she was not as concerned about the outside blue since the inside was the color she was using. She said that maybe the darker blue would be more of a contrast and stay cleaner. She has selected Benjamin Moore Whipple Blue HC-152 and Whickham Gray HC-171 as the paint colors for the outside of the building.

The applicant was asked if she wanted to include any lighting in this application so she did not have to submit another application in the future for lighting. It does not have to be installed now but she could get it approved to be installed at a future date. She does not want any lighting on the outside at this time.

The applicant must drop off a revised application to the Building Dept. so it may be approved. Gina will check with John from CLN Signs to see if he has a copy of the application so it can be revised. Once it is returned, the HPC can email it to all members for approval. Due to a family emergency by the HPC Secretary, the HPC will verbally handle the approval until the paperwork can be properly handled.

A motion was made by David Bilow and seconded by Jeff Hoffman to approve the colors Benjamin Moore Whipple Blue HC-152 and Stonington Gray HC-170 as the paint colors for the outside of the building; there are to be no changes in lighting. All were in favor of this motion.

Gina will email the missing information to Donna Rose-McEntee so the final application can be emailed to all members for approval.

(17-07-02) K-BOB Grill, 226 Main Street, submitted an application last month for a new sign as well as painting the exterior of the building in a dark brown color. Shawn Rhee, business owner, (Kobiqgrill@gmail.com) was present for this application

Mr. Rhee had taken the application back to make the necessary changes. He was to bring it to the Building Dept. when it was completed. In between meetings, the HPC received an email from Mr. Rhee advising that they needed to change the name of the business to K-Bob Grill. He was advised to send in the revised paperwork so it could be sent to members to keep his project moving. The HPC has not received any revised paperwork yet.

Correspondence/Notes/Comments:

A. Correspondence received: 1) email concerning K-Bob Grill

B. Mike Landolfi visited the below businesses. These businesses still need to correct their violations or submit an application.

D&S Hair Sensations – 165 Main Street – there is a sign in the window that this location is closed and they are working at the Mt. Vernon Street location only

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 a meeting several months ago but did not come.

Waggy Tails – 219 Main Street – installed signage on window without application. Letter was signed for. The HPC has heard nothing further from them.

C. Poles/signs on Main Street – Bob Olson was to make an appointment with Al Locarno. He will get a rough proposal from Wayfinding Products. Funds were encumbered in 2017 to order the products. Funds in the amount of \$3,500.00 were encumbered under PO 15460 in the 2017 budget for signs for the historic district.

D. Memo was sent to Board of Commissioners regarding extending the historic district. Jeff Hoffman had a discussion with Commissioner MacNeill about this. Commissioner MacNeill had a problem with it because by extending it, it covers areas that are partly residential. He does not want to have areas where there are residential and commercial zoned together. It becomes a problem. The HPC said the Masonic Lodge is not included in the historic district, for instance, and that building should be protected. The train station and St. Francis Church were other buildings that the HPC would like to see protected. The HPC's question was couldn't the borders be extended to protect these buildings. The HPC was under the impression that an historic district designation did not change the use of the building. Zoning should be a separate issue. Donna Rose-McEntee said she will speak to Adam to explain the intention of the HPC wanting the district extended. She said she will ask him if there is a way to make a designation for certain buildings so a personal residence is not included.

Commissioner MacNeill also told Jeff that the Village is coming out with some type of development program offering incentives to the stores. The Village has hired a planner, Ken Ochab, to work on this project. Commissioner MacNeill said this could create a lot of work for the HPC as it should cause businesses to want to improve their buildings. Andre Lam said he has met Ken Ochab through his current project on Main Street. Ken Ochab said that the study should be done by the end of the summer and advised Andre to wait until the study was complete to submit his application.

E. Discussion on enforcement of HPC ordinance

F. A Letter was sent to Rising Sun's new address at 195 Main Street to remind them they are still in the Historic District and will need an application before any work is done on the outside of the building. They

have installed lighted signs that are not allowed. They have also installed signs on the windows. They have not come before the HPC with any application. The building outside also needs painting. G. Workmanship on 174-178 Main Street needs to be discussed – very sloppy work. The HPC asked the Building Dept. to check on this property to make sure what was done was done as submitted on the application. The HPC has not heard back from the Building Dept. Donna saw street signs in Leonia that had a logo on them. She was wondering if perhaps the HPC could come up with a street sign with some sort of logo on it for the historic district so it would distinguish it from the rest of the streets. It might be something the HPC could consider.

There being no further business, a motion was made by Jeff Hoffman and seconded by Andre Lam to adjourn the meeting at 6:35 p.m. All were in favor of the motion.

The next meeting will be September 28, 2017.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board
Gina the Baker (213 Main Street)
K-Bob Grill (226 Main Street)