

**NEXT MEETING: THURSDAY, JANUARY 22, 2015, AT 6:00 P.M.**

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION  
DECEMBER 18, 2014**

Bob Olson called the meeting to order at 6:15 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 on the 15<sup>th</sup> day of January 2014, and sent to the Star Ledger on the 10<sup>th</sup> day of January 2014. Roll call was taken. Members present were: Bob Olson, James Manfredi, Donna Rose-McEntee and Andre Lam. Jeff Hoffman arrived after roll call.

The minutes of the November 20, 2014, 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) NEON SIGNS ARE ONLY PERMITTED IF THEY ARE INSTALLED 2' INSIDE THE WINDOW**

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

**New Business: (14-12-01) Korean District of the C&MA** - Rev. Hanyoung Baek, District Superintendent of The Korean District Of the C&MA, 169 Main Street, (201) 440-5700 [koreancma@gmail.com](mailto:koreancma@gmail.com), submitted an application for signage on the windows. The applicant plans to attach a semi-transparent sign made of vinyl on the window instead of a sign on the building. He submitted a rendering of the proposed signage.

The sign would read: (first line) Korean District (burgundy logo) C&MA (followed by Korean translation) (second line) The Christian and Missionary Alliance. The colors are milky white background, white lettering, burgundy logo. The frosted logo will also be applied on the side window. The applicant chose the milky background because he feels it will make the sign stand out better. It does appear grey in the rendering but it will be more like a frosted look.

The HPC needs to see a sample of the material to be applied because on the rendering it appears to be a solid grey. If the sign is frosted, the HPC has no problem with the submitted signage. The HPC wants to see the sample before giving final approval. The applicant was advised to drop off a sample to the Building Dept. There is no proposed lighting for the building. The hours of operation can be installed on the door. The number of the storefront needs to be installed on the door or top glass.

A motion was made by Donna Rose-McEntee and seconded by Andre Lam to approve the application as submitted; the window sign will be attached vinyl in white, burgundy and frosted vinyl; the sign will be 2'2" high x 8' wide; the lettering to read: (first line) 4" white letters KOREAN DISTRICT (burgundy logo) C&MA (followed by Korean translation) (second line) 2" white letters THE CHRISTIAN AND MISSIONARY ALLIANCE; a 1'9" high x 1'8" wide logo will be on side window by the door; applicant plans no lighting; hours of operation can be installed on the door in 2" letters, the number of the storefront can be installed on the door or above the window pane; Korean symbols on sign are the translation of the sign "Korean District C&MA"; applicant will drop off a sample of the material to be used for the sign to the Building Dept. before final approval is given and prior to any installation. All were in favor of this motion.

Applicant was advised that he cannot install anything until he receives approval. Approval will not be given until sample is provided.

**Old Business: (14-08-01) Won Buddhism**, 162 Main Street. James Manfredi advised that he had the Korean symbols translated from the sign and they appear to say more than just “Won Buddhism” as the applicant previously stated. A letter was sent to Edmund McCann to ask for a translation for the file but no response has been received yet.

**(11-09-01) Riverside Medical Group**, 204-206 Main Street – lights have been removed but new lights have not been installed yet even though approval was granted May 21, 2012. Bob Olson talked to the applicant who requested that the style previously submitted for approval be forwarded to them and they would have it installed within a week or a summons would be issued. The facilities manager said he was unaware that new lights were approved for installation but he would have them changed last month. The lights still have not been installed.

#### **9. Correspondence/Notes/Comments:**

- A. Discussion on reviewing guidelines.
- B. Donna McEntee has begun taking updated pictures of the historic district.
- C. Gerard Garofalo drew up a draft of fines/violations that was distributed to members for comments before discussing with Commissioner MacNeill.
- D. \$1,500 encumbered for new signs for Main Street. Funds encumbered under PO#12069 and PO# 13301 for a total of \$3,000.00. An email will be sent to the Police Dept. traffic division to see who should be contacted regarding purchasing more decorative poles to match the historic district so they blend in better. \$3,500.00 will be encumbered under the 2014 budget for the decorative poles.
- E. **Flames Rotisserie Peruvian Cuisine (218 Main Street), State Farm (216 Main Street), Chicken Magician (220A Main Street)** – businesses have vacated these buildings, letters sent to building owners advising that all signs, brackets, appurtenances, etc., must be removed as per the ordinance

#### **10. Open/Outgoing correspondence/matters this month:**

- Many of the sidewalks in the Historic District are very dangerous. There are big chunks missing, which make it very dangerous to walk on.
- **The following storefronts still have neon signs:** Ray’s Delicias, Dollar General, Rising Sun and D&S Hair Sensations. (Park Stationers, Luigi’s, Dr. Curcio and Village IGA are only stores that remain grandfathered in.)
- **Kiseki** (32 Mt. Vernon Street) – Bob Olson spoke to the owner. He said he would remove the unapproved signage. Bob explained to the owner that temporary signs are only allowed for a certain time span. The signs that are screwed in are considered permanent and must be approved or removed. The unapproved sign in the front window has been up since the business opened and must be removed. All signage was to be removed within a week or a summons will be issued. No signage was removed.
- **Clips (07-06-01)**- (59 Grove Street) – side windows covered with unapproved signage. Letter was sent advising them to file an amended application, no response received yet.
- **D&S Hair Sensations** has added another location at 165 Main Street. A letter was sent advising they need to submit an application for new signage and must remove the neon sign installed in the window or move it back 2’ from the window. No response received.
- **Estee Nails** – has unapproved signage on windows – letter sent advising they must submit an application for the additional signage or remove it. No response received.
- **Odd Couples Attic** – new business letter was sent but they have installed neon sign in window as well as painted outside and added additional signage. They have now lettered the two front windows. A letter was sent advising them they must submit an application but no response was received.
- **238 Main Street** (former Luka’s/Fornaccio’s) – letter was sent to building owner via cm/rrr to ask for removal of all signage, appurtenances, etc., since business has vacated this building. Receipt for letter received.
- **Llama, Llama Ewe** (220 Main Street) – The business owner said they plan on installing permanent signage and should have their application ready for the December meeting. No application submitted yet.

- **Raphael's Wellness Center** (15-4 Mt. Vernon Street) – they have installed signage without approval. A letter was sent advising them they are in historic district and must submit an application. No response received from October 9, 2014, letter. **There is now a large orange mailbox installed to the outside of the building.**
- **Bob Olson** met with the Building Dept. to see what procedure they want to follow as far as violations and applications. There are many open matters that need to be cleared up. The Building Dept. feels that it is better for the HPC to do the site visit after approval as they are more familiar with the application and what was approved. The Building Dept. will issue the summons and go to court for violations.

If something is not done, Mike Landolfi said to let him know and he will do the follow up. Mike Landolfi feels that Ed Ballard does not receive enough compensation to do the work necessary for the HPC.

- There are a lot of large For Lease signs in the windows – this is up to the Building Dept. to regulate.
- Next month, the HPC will discuss possibly allowing small neon “open” signs in a storefront if there is not a 2’ setback available in the storefront. Perhaps if the HPC regulated a certain size that could be installed and permitted, it would help the businesses in the historic district. It might be a little too restrictive to stores that do not have the space available to install the “open” sign 2’ inside the window. This issue will be reviewed next month.

**11. Items needing attention of Building Dept./Enforcement Officer as per the December meeting. The HPC requests a response from the Building Dept. on these matters prior to the November meeting:**

- **213 Main Street** – please give update as to water being pumped from basement to sidewalk
- **Little Stars Day Care**, 240 Main Street – failure to submit application for gate installed without permit. The business owner also advised the Building Dept. that they never received any letters from the HPC. Letters were sent on July 26, 2013, November 25, 2013, January 27, 2014, with a response received from Little Stars on August 22, 2013. Letter received from Thomas Blumenthal on June 20, 2014, advising that “nothing has been done without permits”. Gate was installed without permit and permits are required for any work done within the historic district. **Construction Code Official will be advised to handle this matter under the UCC.**
- Are there any regulations on newspaper, UPS, FedEx boxes, etc.? Since it is an historic district, there really should be some type of regulation on the placement of these boxes to make sure they are properly maintained and placed. There are empty boxes for The Patriot throughout the historic district that should be removed.
- **The Wild Life, 15 Main Street** - the sidewalk grating appears to be in a very dangerous condition. Part of it appears to be caved in and bent and there is caution tape around it. The HPC requests that the Building Dept. immediately check it to make sure it is safe for pedestrians.

**Announcements:** None.

There being no further business, the meeting adjourned at 7:00 p.m.

The next meeting will be January 22, 2015, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board  
Korean District of the C&MA