

NEXT MEETING: THURSDAY, OCTOBER 23, 2014 AT 6:00 P.M.

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION
SEPTEMBER 25, 2014**

Bob Olson called the meeting to order at 6:45 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 15th day of January 2014, and sent to the Star Ledger on the 10th day of January 2014. Roll call was taken. Members present were: Bob Olson, Donna McEntee and Jeff Hoffman.

The minutes of the August 28, 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: None submitted.

Old Business:

(14-04-01) Bank of America, 264 Main Street, application for ADA upgrades. As far as the two open concerns: 1) Applicant to ask PSE&G to remove pole and repair sidewalk where pole had been located. They are awaiting approval from bank to proceed with this request. 2) Drive-thru canopy to be addressed with the property management. They have brought this issue up to the bank who has contacted property management. They will advise as soon as they have an answer back. Stephanie West sent a color sample for the railings to Bob Olson. Bob reviewed and approved the sample (champagne) closest to the existing door trim. The HPC will advise the applicant that it did appreciate the planting of new bushes but the seven new bushes have died due to lack of water. They will need to be replaced.

(14-04-02) Dunkin Donuts, 209 Main Street. A letter was sent to the Building Dept. advising that water is being pumped from basement onto the sidewalk and needs to be rectified. **The Building Dept. will be asked again to provide a status update.** The project is progressing very well. They still need to do the new roof over the two side windows as well as install the grills on the new doors. A letter will be sent to the applicant reminding them of the outside work that still needs to be completed.

Won Buddhism, 162 Main Street. A color sample was provided for the basement door. The 740F-5 Myth color is acceptable.

The applicant also plans to install a non-illuminated standing sign similar to the sign that was previously there. It will read (gold and black painted dimensional logo and letters) on both sides of aluminum backboard: Won-Buddhist Temple, Tel: 201 641 1636, 10:00 AM – 11:30 AM, 10:00 AM – 11:30 AM. The posts will be black galvanized 3" x 3" square posts with "162" on them. The sign will be illuminated by a spotlight on the ground. The applicant needs to submit for approval a picture of the outside light, color and how it will be installed prior to installation.

Riverside Medical Group, (11-09-01) 204-206 Main Street – lights have been removed but new lights have not been installed yet even though approval was granted May 21, 2012. Approved lights were not installed. Bob Olson will speak to Riverside about the lights. They cannot remove lights without replacing them.

Correspondence/Notes/Comments:

- A. Discussion on reviewing guidelines.
- B. Donna McEntee has begun taking updated pictures of the historic district.
- C. Gerard Garofalow 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. Bob Olson brought information on the proposed bases and finials for the signs. The HPC will get together to take a walk and to decide where the new bases and poles should be placed. Bob Olson will talk to the Police Dept. to get a layout of the signs. Information will be emailed to all members.
- E. Replacement needed for Terry McDonough.
- F. Bob Olson met with Ed Ballard, open matters to be discussed at tonight's meeting. In the future, the HPC members will visit sites to sign-off on applications (page 3 of application) before the Building Dept. signs-off. The HPC will also visit sites to advise of violations (neon signs, unapproved signage, etc.) before the Building Dept. issues a violation. Members will take turns in reaching out to businesses to inspect for approved renovations on a monthly basis.

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.
- **JJ Best Cleaners (13-10-01)** 9-11 Mt. Vernon Street – has extra, unapproved signage on windows. Bob Olson will speak to the owner.
- **The following storefronts still have neon signs:** Ray's Delicias (new owner – letter to be sent), Dollar General, Rising Sun (letter will be sent regarding neon signs in window). (Bella Italia, Park Stationers, Luigi's, Dr. Curcio and Village IGA are only stores that remain grandfathered in.)
- **Kiseki** (32 Mt. Vernon Street) – has neon open sign in window and unapproved signage. Bob Olson will speak to owner.
- **Clips (07-06-01)**- (59 Grove Street) – side windows covered with unapproved signage, letter will be sent advising they need to amend their application to include this signage (no application fee necessary)
- **D&S Hair Sensations** has added another location at 165 Main Street, letter to be sent advising they need to submit an application before any signage is installed
- **Estee Nails** – has unapproved signage on windows – letter will be sent advising they must submit an application for the additional signage or remove it
- **Odd Couples Attic** – new business letter will be sent, they have installed neon sign in window as well as painted outside and added additional signage
- **238 Main Street** (former Luka's/Fornaccio's) – letter to be sent to building owner to ask for removal of all signage, appurtenances, etc., since business has vacated this building

Items needing attention of Building Dept./Enforcement Officer as per the September meeting. The HPC requests a response from the Building Dept. on these matters prior to the October 23 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.

Announcements:

The HPC members will be asked for suggested replacement for Terry McDonough who sadly passed away last month.

There being no further business, the meeting adjourned at 7:30 p.m.

The next meeting will be October 23, 2014, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board
Won Buddhism, Edmund McCann, Esq.
Dunkin Donuts, Cynthia Falls, AIA