

**NEXT MEETING: THURSDAY, JULY 28, 2016**

**FOLLOW-UP TO JUNE MEETING WITH BUILDING DEPT.: JUNE 28, 2016 @ 9:30 A.M.**

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION**

**June 23, 2016**

Chairman Bob Olson called the meeting to order at 6:21 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: Bob Olson and Andre Lam.

The minutes of the May 26, 2016, meeting could not be approved as there was not a quorum.

**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: (16-06-01) Duty Gear**, 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 signage on the storefront.

The applicant would like to install an aluminum sign with black durabond aluminum face with vinyl letters and aluminum frame. The letters would be white vinyl, 11" high and 5' 11" in length reading DUTY GEAR over the blue background and smaller white letters reading USR3.Inc. over the black background. The sign would be installed over the existing leaded glass.

It was explained to the applicant that previous business owners did not cover the existing leaded glass. The HPC does not think the leaded glass should be covered. This is one of the nicest storefronts and probably one of the last storefronts still in original historic condition. The HPC advised the applicant that it could distribute the application to the members since there was not a quorum but it did not know if it would be approved as submitted. The HPC advised the applicant that he could prepare a statement if he wanted to be distributed with the application as is and the HPC would send it to all the members.

The applicant said he would submit an alternate rendering if this was not approved. He was informed he could email it to the secretary or drop it off to the Building Dept. and it would be sent to all members as soon as possible.

The applicant asked what would happen if the business owner just removed the leaded glass so he could put a sign there. It was explained to the applicant that no work can be done to the outside of the building unless approval was first given by the HPC and Building Department.

The HPC asked if they would like approval for lights at this time and the applicant said no. The HPC informed the applicant that the address needs to be on the door. The hours of operation can be installed on the door/window in letters no larger than 2". The applicant asked about signage on windows and he was advised that it all depended on how much of the percentage of the window was being used. The zoning officer determines how much signage is permitted.

**Old Business: (16-03-01) Thai Palace**, 218 Main Street. Application submitted by business owner, Thitinan Seeluang, ([dao\\_thitinan@hotmail.com](mailto:dao_thitinan@hotmail.com)) for work already done. The applicant has decided she would now like to install an awning with signage on it rather than the sign already installed.

The applicant brought a rendering but there were no specific details on the plans (need exact color and sample, size of awning and writing, specific details how it will be installed, etc.). She would like to paint the trim around the window Old Redwood 30YR 09/23. She would like to put a digital LED “open” sign as well as install stickers on the windows. She would like to install a red awning reading “Thai Palace Restaurant” but did not have a sample of the fabric or size of the letters on the rendering.

The applicant was shown an example of a small lighted “open” sign that she could put in the front window. It was explained to her that she could only have this one “open” sign and no other lighted or scrolling signs in the window. The HPC also explained to her that they would need more detail as to the stickers she planned to install. The HPC also explained to her that she first had to check with the zoning officer how much sign is permitted for her storefront as the awning may use up the allowable footage for her building. The HPC also suggested to her that she might want to include her phone number on the awning. It was explained to her that she could put the hours of operation on the door/window in letters no larger than 2”. The address of the building must be on the door.

The HPC advised the applicant that she could either email the information to the secretary or drop it off at the Building Dept. so the HPC could review it as soon as possible.

**(13-01-01) Cosmic Wheel**, 184 Main Street. Owner John Russo came to the June 2015 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, [Ngonstruccion@hotmail.com](mailto:Ngonstruccion@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 again brought a new rendering to the 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 are on the plans.

The HPC advised the applicant that he must get a new application from the Building Dept. 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 new rendering shows columns in between the windows that the HPC does not approve of. He would like to install pavers in front of the building. The HPC advised the applicant that he could use the same style pavers recently installed in front of the municipal building. The applicant advised that they changed the color of the windows to black. The applicant needs to show the stone that was selected and the colors as well as the color of the stucco that was chosen. The applicant must also include the specific information on the material that will be used in place of the PVC molding that was selected on the last rendering.

As far as the signage on 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 color stucco to be used; sample of new molding.

The applicant said he will email the revised application. 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.

The applicant was advised that no approval could be given without a completed application and samples. The HPC will email the revised application and rendering to all members as soon as it is received.

#### **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. A check in the amount of \$565.00 was received from the County as partial payment of the grant awarded to the HPC. The HPC needs to begin work on the 2017 calendar.

E. The HPC sent out one final letter to the following businesses advising that this is the final letter they will receive and they have 30 days (until June 29) to correct their violation or a municipal summons will be issued. The letters were sent via ordinary mail as well as certified mail/return receipt requested.

**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

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

**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 – letter signed for, temporary sign over door removed.

**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 – Building Dept. asked to handle this

**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.

**Touch Hair Salon** – 189 Main Street – installed signage on window without application. Letter signed for, writing removed.

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

**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. Letter was signed for.

**Jade Lee** – 191 Main Street – has flashing Christmas lights as well as a flashing Chinese food sign in the window. Letter was not signed for.

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

F. Proposal from Anthony Garrett for Proposed Street Renderings as discussed at a previous meeting.

G. James Manfredi sent an email to Mike Landolfi to schedule the follow-up meeting since the original date fell on Memorial Day weekend but received no response.

There being no further business, the meeting adjourned at 7:10 p.m.

The next meeting will be July 28, 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)  
Duty Gear (216 Main Street)