

NEXT MEETING: THURSDAY, APRIL 24, 2014 AT 6:00 P.M.

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION
MARCH 27, 2014**

Vice-Chairman James Manfredi called the meeting to order at 6:05 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: James Manfredi, David Bilow, Bob Olson and Terry McDonough.

The minutes of the February 27, 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.

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

New Business: (14-03-01) \$2.99 Cleaners, 173 Main Street, application for new signage to change face of existing sign and additional two window signs. The businessowner, Woo Chul Kim, and signmaker, Jae Park, were present for this application.

They plan on using the existing light box. It is currently a lighted box sign that they intend to fix so it lights again. It was explained to the applicant that box lights are not permitted. The light box face change will be 10' wide x 3' high. The lettering will read "\$2.99 (in red lettering 1'-1") Organic (in green lettering 7") Cleaners (in red lettering 1'-1"). The window signs will read (lettering area: 8 sq. ft.) \$2.99 (in red lettering 10") Cleaners (in green lettering 8") Comforter (in black lettering 6") \$15.00 (in red lettering 10") on 5 ft. wide sign; second window to read: (lettering area: 7 sq. ft.) \$2.99 (in red lettering 10") Cleaners (in green lettering 8") Shirts (in black lettering 6") \$1.00 (in red lettering 10"). The applicant needs to provide color samples and detailed information as to color numbers and exact color names. Neon signs will be removed.

The signs proposed for the window will be vinyl applied to the window. If the applicant wants this sign, it must be mounted on placards and installed at least 2 ft. inside the window.

A motion was made by Robert Olson and seconded by Terry McDonough to table the application until the applicant comes back and shows the HPC that \$2.99 Cleaners is the official name of the business. All were in favor of this motion.

An amended motion was made by Robert Olson and seconded by Terry McDonough that if the name of the business, now d/b/a Express Cleaners, becomes officially \$2.99 Cleaners, and the color samples are submitted for the red and green colors to be used, and the back of the sign will not be lit, and if gooseneck lighting is requested, a rendering and detailed information will be provided to the Historic Preservation Commission prior to installation; if all are in favor, this application can be processed before the next meeting; and there are no signs to be applied to the window; 173B can be on the doors, hours of operation are permitted; all electrical must be concealed or should match the fascia so that it is invisible. All were in favor of this motion.

Old Business:

(13-08-01) Zoe Beauty Salon 180 Main Street. Businessowner was not present for the application. He submitted a new rendering of the proposed sign. The sign will be black and white. It will be 67" high x 31" wide. The top half of the sign will have a white background with lettering to read: "Zoe (black outlined lettering) and the bottom half of the sign will be black with "182" in white lettering in the left corner and <tel:201-779-1479> in white lettering. The HPC will need a clearer copy of the rendering.

A motion was made by David Bilow and seconded by Terry McDonough to approve the sign as submitted as long as "182" is in white letters on the black field on the lefthand side of the sign and a clear rendering is submitted to the HPC. All were in favor of this motion.

(14-02-02) Kiseki Fusion Japanese Sushi & Grill, 36 Mt. Vernon Street – a sign has been installed on the window in the vestibule without permission. James Manfredi will check with the Building Dept. on whether this sign was approved for size before installation. A neon sign has also been installed in the vestibule. A letter will be sent advising businessowner they have 30 days to remove sign or install it at least 2 ft. inside window.

Cosmic Wheel (13-01-01) 184 Main Street. Businessowner John Russo had explained that he is still waiting for the insurance company to finish the insurance claim due to Sandy. He needs to submit a completed application with a full description of all proposed work. The HPC needs to see a complete plan with details.

Rialto Theatre, (09-07-01) 172 Main Street - The painted wood has been removed over the doors.

Won Buddhism, 162 Main Street. No further information has been received. The HPC explained that a lot of work had been done without approval and an application needed to be submitted to gain approval. A summons will be issued to this business for not submitting an application.

Riverside Medical Group, (11-09-01) 204-206 Main Street – the former drive-in bank on Mt. Vernon Street and Lincoln Avenue – they called because they wanted to install a chain link fence with sliding gates around the property because people are parking in the lot. They asked if they needed approval for that. Bob Olson advised them that they needed to submit an application and make a presentation at the meeting. Bob Olson also advised them that no new application would be heard until they completed the original application from September 2011 in which they were to install new lights. They were advised that gates could not be installed without prior approval from the HPC.

Bob also spoke to Mike Landolfi, who advised that he would not allow them to fence the entire property because then it would become a storage area. They can put gates but would still need approval from the HPC prior to any installation. The Zoning Officer must also approve of any work before it is done.

A summons will be issued for failing to install the approved lighting.

9. Correspondence/Notes/Comments:

- A. Discussion on reviewing guidelines.
- B. Bob Olson will make a list of the historic buildings so that it can be distributed to all members for input
- C. Post Office & Centennial House – the HPC should look into having these designated as historic to maintain the character of this building for the future. The post office building is in need of property maintenance even if it is just painting of the front door. There is a lot of historical significance in this building that has never been changed. The inside mural is beautiful and historically significant. There has been some maintenance being done to this building.
- D. The HPC needs to do an updated walking review of the district. Jeff Hoffman and Donna McEntee will take care of this when the weather is better.
- E. Gerard Garofalow drew up a draft of fines/violations that was distributed to members for comments before discussing with Commissioner MacNeill.

F. James Manfredi will be in charge of the summons book for the HPC. Summonses will be issued to the following businesses:

- 1) **JJ Best Cleaners (13-10-01)** 9-11 Mt. Vernon Street – has extra signage and two lighted OPEN signs – summons to be issued if signage/lights were not removed
- 2) **Won Buddhism**, 162 Main Street – failure to submit application for work done without permit
- 3) **Little Stars Day Care**, 240 Main Street – failure to submit application for gate installed without permit

G. \$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.

H. A line has been added to the application: If you are unable to speak fluent English, please make sure you bring someone fluent in English to translate for you. Philip Boggia, Esq., said this would not be a problem.

Open/Outgoing correspondence this month:

- 1) Memo sent to Ed Ballard 11/22/13, updated memo sent 1/25/14 requesting reply prior to February 27 meeting, update to be requested on following:
 - 26 Lincoln Avenue (former Limo Business) – the windows have cardboard placed over them and there appears to be activity in this building, paper is now stuffed over the broken blinds – is a business operating at this location?
 - HPC requests a list of fines and violations to be used with Summons book by James Manfredi
 - Many of the sidewalks in the Historic District are very dangerous. There are big chunks missing, which make it very dangerous to walk on.
- 2) Email was sent to Drew University asking for recommendations for a grants man experienced in grants for a Main Street (business district). – awaiting response from recommended grants man.
- 3) **Fire Pit Grill**, 256 Main Street – lighted signs in window; paper installed over window – letter sent advising that lighted sign needs to be removed and it is not an acceptable material covering window. They must come before the HPC with an application.

Announcements – None at this time.

There being no further business, the meeting adjourned at 6:40 p.m.

The next meeting will be April 24, 2014, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board
 \$2.99 Cleaners
 Zoe Beauty Salon
 Cosmic Wheel