

NEXT MEETING: THURSDAY, MARCH 27, 2014 AT 6:00 P.M.

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

Chairperson Donna McEntee called the meeting to order at 6:10 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: Donna Rose-McEntee, James Manfredi, Bob Olson and Jeff Hoffman. Terry McDonough arrived after roll call.

The minutes of the January 24, 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: (14-02-01) High Spirits Wine & Liquors, 215 Main Street, was represented by owner Andre Lam. The application is for a new awning on the front and back of the liquor store. The color of the awning is burgundy and hunter green sunbrella fabric (samples submitted) to match the existing paint on the exterior of the store.

Andre Lam said he already spoke with Ed Ballard of the Building Dept. who told him everything was good. He had previously told him to shrink the lettering down a little bit. The letters will be white. The existing signage will be painted over (covered by awning). The existing gooseneck lights will stay. The sides of the awning will be open. The front and back awning will be the same. It will go across the whole back of the store. He plans on refreshing the storefront when the weather permits.

The HPC informed Andre Lam that he needed to send the size and dimensions of the letters. He also needs to have the signmaker advise exactly which colors will be used for the letters. The letters are screenprinted onto the awning. The signmaker needs to include specific colors on the rendering.

A motion was made by Robert Olson and seconded by James Manfredi to accept the application submitted by High Spirits Wine & Liquors to install a new awning on the front and back of the existing building; the new awning will project out 24", go up 45" in height and reading "High Spirits Discount Liquor – Wine – Beer 215 Main Street 201-641-1218 Cigars – Lotto – Soda - Ice 215 Main Street; the exact same awning will be installed on the rear of the building, identically open on both ends; existing gooseneck lights will remain; owner will repair and refresh existing wood and paint storefront to match what is currently there and the old sign will be removed. All were in favor of this motion.

(14-02-12) Kiseki Fusion Japanese Sushi & Grill, 36 Mt. Vernon Street, was represented by businessowner Jian Wen Yang. The application is to reface the existing sign. He will be replacing the sign with the same size. The colors to be used are Avery Graphics Geranium Red 43350 and Flex Blue 45640 as noted on the color chart submitted. Avery vinyl sign material will be used. There is no lighting on the sign. The background of the sign will be white.

Currently there are paper or fabric traditional Japanese lanterns around the outside of the building. He plans on putting a sushi sign in the window. The HPC explained to Mr. Yang that anything that is put on

the windows must be put on the application unless it is installed 2 feet within the window. The complete details (size, picture of the posted window sign, colors, etc.) must be included as part of the application. The current blinds in the window make the building look unkempt.

The size of the sign will be 70" wide x 34.5" high; letters will be 17" high x 10" wide (Kiseki – black, Japanese "miracle" symbol in red); 3.5" high x 1.7" wide (Fusion Japanese Sushi & Grill – red), 4.5" high x 3" wide (Tel: 201-373-0150/0151 – blue).

The HPC explained to Mr. Yang that the application needs to be completely filled out including specific details of all work being done.

A motion was made by James Manfredi and seconded by Jeff Hoffman to accept the application for the sign as proposed with dimensions shown, in the colors shown and white background and red "miracle" symbol as explained by applicant; (The size of the sign will be 70" wide x 34.5" high; letters will be 17" high x 10" wide (Kiseki – black, Japanese "miracle" symbol in red); 3.5" high x 1.7" wide (Fusion Japanese Sushi & Grill – red), 4.5" high x 3" wide (Tel: 201-373-0150/0151 – blue); pending receiving rendering of graphic to go in outer window (which must be approved for size by Building Dept.). All were in favor of this motion.

It was explained to the applicant that no signage can be installed until he receives a copy of the approved minutes and goes to the Building Department for the permit for installation of the sign.

Old Business:

Cosmic Wheel (13-01-01) 184 Main Street. Businessowner John Russo explained that he is still waiting for the insurance company to finish the insurance claim due to Sandy. The roof is done. He is concerned with the brick on top. He is trying to determine whether to use a bone color brick. He likes the green and burgundy similar to Andre's building or possibly grey shades. He would like it to look consistent.

Some contractors have suggested using a "brick" panel but he does not think that will look good. Bob Olson asked why he couldn't sandblast or powerwash and then paint the color of his choosing. The top is a real brick and below that is replacement brick. He does not know the condition of what is on the brick. Some pieces have fallen out. The weather has slowed things down.

He wants to make the two stores look separate. He knows he must submit renderings of the sign. He wants to get approval for the bottom so he can proceed with the bottom of the store. Two sections of brick have come down. A lentil below the windows has come down. A mason can put on a new lentil.

As far as the doors and windows, they are in terrible shape and must be addressed. The door and window are not a priority at this time due to funds. He needs to submit a completed application with a full description of all proposed work.

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

(13-08-01) Zoe Beauty Salon 180 Main Street. Businessowner Bienveniste Ortega was present to explain his latest sign. The sign will be black and white. He needs to come back with a corrected application. The size is incorrect on the submitted rendering. There is too much wording on the sign. He needs to submit a new version of the sign with complete details such as size, sign, colors, etc.

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. Bob Olson is getting a quote for the signs. He spoke to Commissioner MacNeill, who thinks it is a good idea. Funds encumbered under PO#12069 and PO# 13301 for a total of \$3,000.00.

H. A line will be 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.

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 to be 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 7:40 p.m.

The next meeting will be March 27, 2014, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board
High Spirit Wine & Liquors
Kiseki Fusion Japanese & Grill
Cosmic Wheel
Zoe Beauty Salon