

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

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION
JANUARY 24, 2014**

Chairman Robert 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 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: Robert Olson, David Bilow, James Manfredi, Donna McEntee, Jeff Hoffman and Terry McDonough.

The minutes of the November 21 and December 19, 2013, meetings 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: None has been submitted.

Old Business:

Cosmic Wheel (13-01-01) 194 Main Street. No further information has been received. Donna McEntee did send John Russo photos of the buildings from the 50s and 60s so he could see what the building looked like before. Bob Olson received a phone call from John Russo that he was unable to attend tonight's meeting. John Russo did advise he is changing the plans again and was told to submit a revised application.

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. No one appeared on behalf of this application. The applicant submitted a new rendering. The new sign is black and white, measuring 67" x 30" with wording reading: "Zoe Beauty Salon (on upper half of sign with white background) Relaxer Colors Haircut Highlights Flat Twist Pony Tail Pin Curl Keratine (on bottom half of sign with black background) 182 Telephone 201-779-1479".

The HPC has concerns about the amount of wording on the sign. On Page 22 & 23 of the guidelines, it can be interpreted that minimal wording should be on a sign. The submitted application states that the sign is 8 sq. ft. but it is actually 67" x 30". The HPC does not approve of this sign. The applicant will need to change the sign. A letter was sent to the applicant that he will need to return with a corrected application.

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.

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.

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. **JJ Best Cleaners (13-10-01)** 9-11 Mt. Vernon Street – has extra signage and two lighted OPEN signs; a letter will be sent advising them that if signs are not removed, they will be issued a summons.
Fire Pit Grill, 256 Main Street – has some sort of white paper over windows in one section
Lulu's Deli, 225 Main Street – has extra signage as well as some sort of blinking strobe light on Park Street side.
- G. Appointment of Ed Ballard, Enforcement Officer
- H. \$1,500 will be encumbered for new signs for Main Street. Bob Olson will look into pricing for the signs.

Open/Outgoing correspondence this month:

- 1) Memo sent to Ed Ballard 11/22/13, updated memo will be sent requesting reply prior to February 27 meeting:
 - Signage applied to windows without permits. (RP Bagel, Dante's, CVS, Touch Hair Salon now has ATM signs, taped up window at Jade Lee, Fire Pit Grill now has a lighted open sign as well as a lighted sign depicting food).
 - Riverside Medical Group – please visit site and ask them to install the approved lights that **they** requested as an urgent matter. Original approval granted on May 21, 2012. If approved lights are not installed by February 27, the HPC requests that a fine be issued.
 - 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
 - HPC requests a list of fines and violations
 - Little Stars Day Care – in need of property maintenance. Orange gate was installed without application. A letter was sent to Little Stars asking them to attend the August 22 meeting to address the gates installed without approval. Response received from Little Stars was that they did not feel a need to attend the meeting as their opinion is that to secure the facility at night is a safety issue that does not need the approval of the HPC. They also feel the safety orange color is required by law. Whether the installation is for safety or not, an application should still come before the HPC. Letter will be sent advising them that if they do not appear at February 27 meeting a summons will be issued.
 - 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 – lighted neon sign has been installed in this storefront; letter to be sent advising that if signs are not removed a summons will be issued
- 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.

Announcements – Meeting dates set for 2014 at 6:00 p.m. as follows:

JANUARY 23
FEBRUARY 27
MARCH 27
APRIL 24
MAY 22
JUNE 26

JULY 24
AUGUST 28
SEPTEMBER 25
OCTOBER 23
NOVEMBER 20 (THIRD THURSDAY)
DECEMBER 18 (THIRD THURSDAY)

Elections were held: Donna McEntee was nominated as Chairperson and James Manfredi was nominated as Vice Chairman. All were in favor of these motions.

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

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

Respectfully submitted,

Barbara DeLuca

cc: Building Dept. /Zoning Board
Riverside Medical Group
Zoe Beauty Salon
Cosmic Wheel
Won Buddhism (Rev. Yieri So)
JJ Best Cleaners