

NEXT MEETING: THURSDAY, OCTOBER 22, 2015, AT 6:00 P.M.

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION
September 24, 2015**

Chairman Robert Olson called the meeting to order at 6:01 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 2014. Roll call was taken. Members present were: Bob Olson, Jeff Hoffman, Andre Lam and James Manfredi.

The minutes of the August 27, 2015, meeting was 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: (15-08-01) 174-178 Main Street. Contractor Jose Guerrero (144 Devon Terrace, Kearny, NJ 07032, (201) 892-0079, Ngconstruccion@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. The HPC called the applicant because he was not present at the meeting. The application said he forgot about the meeting and would come next month. No one appeared at tonight's meeting.

The HPC reviewed the application when it came in and emailed the applicant that information was missing in order to approve the application. The following was requested:

- 1) Please also provide alternate colors (complete with sample and detailed color information).
- 2) Please provide information as to an alternate stone/brick that could be used.
- 3) Samples of the door/window material with detailed information.
- 4) Exterior Lighting - if there will be lighting, please provide detailed information as to color/size/mounting information/specific light to be used.
- 5) Please provide a detailed rendering of the proposed work to be done to the outside of the building.

The applicant was also informed that signage cannot be approved unless there are specific details provided for the sign. After the HPC did a review at the meeting, it would like to see the leaded windows from the two existing stores be reused or incorporated in the design for the storefront. The HPC will see if the Building Dept. has any architectural plans for the storefront. No response has been received from the applicant.

(15-09-01) Waggy Tails Grooming, 219 Main Street. The business owner, Karen Dahzy, (waggytailsnj@yahoo.com) submitted an application for new signage over the storefront. The sign will be 8" raised letters, gold color, reading: WAGGY TAILS GROOMING. No lighting is requested. They plan to remove the existing gold letters and refresh the background in the same color. They are using the same company. The letters will be the same as previously installed but will read: WAGGY TAILS GROOMING. They did not request lights at this time but the HPC advised that it would be in their best interest to have the appropriate gooseneck lighting approved as part of this application in case they change their mind at a later date. The lights would be approved now and the applicant would just need to submit the detailed information on the lights before they were installed. They will place the hours of

operation and phone number on the windows in 2" white letters. The applicant was informed that neon is not permitted unless it is installed 2' inside the windows.

A motion was made by James Manfredi and seconded by Jeff Hoffman, to accept the application as submitted, the background will be repainted in the existing burgundy color, 8" gold letters reading: WAGGY TAILS GROOMING will be installed; address, hours of operation and telephone number will be installed on the windows in 2" white letters; two gooseneck lights are approved providing detailed information on the lights are submitted to the HPC prior to any installation. All were in favor of this motion.

(15-09-02) Kicklusive, 208 Main Street. The business owner, Yancarlos Diaz, (ydz92@gmail.com), submitted an application for an awning over the storefront. The applicant first provided an email to the HPC for comments before the meeting. Bob Olson spoke with the applicant as well as the awning company offering comments on the design in order for it to be approved.

The applicant plans to install a red awning to include the logo used on his business cards and in his store. He will keep the existing gooseneck light but paint them in the same red color as the awning. He submitted a sample of the Sunbrella Logo Red fabric to be used on the awning. He would like to add the business hours on the door in 2" white letters.

A motion was made by James Manfredi and seconded by Andre Lam, to accept the application as presented with the Sunbrella Logo Red awning to be installed, reading: Kicklusive on the main panel with a black and white streak; 208 Main St. 201-562-5167 on the small front flap; awning to be open on both sides; brackets to be black in color; store hours and hours of operation to be installed on door in 2" white letters; existing gooseneck lights to be painted red to match awning. All were in favor of this motion.

(15-09-03) Sofrito Latin Cuisine, 194 Main Street. The business owner, David Caba, (dcaba323@hotmail.com) submitted an application for new signage over the storefront. He plans to install one PVC sign with raised gold letters reading: Sofrito Latin Cuisine; burgundy background with thin white border; sign will be 18" high by 84" long; no new lighting is proposed; store hours to be installed on door in 2" white letters. He will paint the existing gooseneck light to match the background of the sign.

The applicant advised he currently has a neon open sign in his window. There is not enough room to install it 2' inside the window because there is a table under it. He will try to install it in a different location to see if it can be seen from the outside. The HPC will take a look at it to see if they can offer another solution since neon is currently not permitted in the historic district. The HPC explained to the applicant that any existing neon sign that he currently sees on other locations were installed before the ordinance was made.

A motion was made by Jeff Hoffman and seconded by Andre Lam to approve the sign as submitted to install one PVC sign with raised gold letters reading: Sofrito Latin Cuisine; burgundy background with thin white border; sign will be 18" high by 84" long; no lighting is proposed; store hours to be installed on door in 2" white letters; neon is not permitted unless installed 2' inside window; existing gooseneck lighting will be painted to match the burgundy background color. All were in favor of this motion.

Old Business: (13-01-01) Cosmic Wheel, 184 Main Street. Owner John Russo came to the June meeting to get an opinion on paint color for the outside of his building. He had professional drawings made up and has colors that he would like to get approved. The HPC informed him he needs to submit actual color samples and names. The HPC also informed him that the HPC cannot select the colors for him; he must select the color himself.

The HPC also advised Mr. Russo to get a new application from the Building Dept. and that he must fill out the application listing specific details of all work to be done. The HPC still does not have a complete application from him in order to give him approval for work to be done to his building. He was advised that he could drop this off to the Building Dept. or email it to the secretary to keep his project moving. There has been no further contact from John Russo.

- 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. \$4,000.00 was encumbered under the 2015 budget (PO #14017) for new signs for Main Street.
- E. **D&S Hair Sensations** – business has vacated the Mt. Vernon Street building, letters sent to building owners advising that all signs, brackets, appurtenances, etc., must be removed as per the ordinance. A memo was sent to Ed Ballard asking him to enforce this but the HPC has not received an update yet.
- F. A memo will be sent to Commissioner MacNeill advising that the HPC would like to allow a lighted “open” sign or menu sign in windows and request a response before next meeting.
- G. **Cintron Law Firm** – 167 Main Street. The HPC checked the files on this matter. It appears that the applicant has never completed their application or finished the work required for final approval. The HPC advised the applicant that the file was closed and a new application would need to be filed for approval. No approval was ever given on the work done on this building.
- H. Touch Hair Salon, 189 Main Street, has lettered the front window without an application.
- I. D&S Hair Sensations, 165 Main Street, has lighted open sign and barber pole. They have never submitted any application for the this location.

Open/Outgoing correspondence/matters this month:

- 1) Kenia's Latin Kitchen, 175 Main Street, installed signage on window without application.
- 2) A letter was sent to the business owner of the new Gourmet Deli (220 Main Street) advising they are in the historic district and must come before the HPC before any work is done to outside of building.
- 3) Letter sent to Llama Llama Ewe of 220 Main Street advising that temporary signs are only for a specified time and they must submit an application for a permanent sign.
- 4) Letter sent to Leo Pfeiger, Property Manager, of 225 Main Street (Lulu's Deli) asking when the signage approved on April 23, 2013, would be installed. Response received that it is the business owner's responsibility to install the sign.
- 5) Letter sent to applicant of 174-178 Main Street requesting missing information be provided.
- 6) Letter sent to Gerry Bruno, property owner, advising that the parking lot of Little Stars, 240 Main Street, is in need of maintenance. No response received.
- 7) There is possible grant that the HPC may qualify for. A declaration of intent deadline is Friday, October 2, 2015. Bob Olson got a copy of the information necessary for the grant. The HPC might qualify for a Special Projects (SP) Grant. It supports specific history projects that contribute to the Bergen County Historical record; promote local history and help make it available to a wide diverse audience; assist and encourage local historic preservation. Funded public programs must be held in ADA compliant sites. The actual application does not have to be in until October 30.

Bob Olson will speak with Donna Rose-McEntee to see if she can tie the signs into this grant application. The HPC will put in a letter of intent and should receive an answer in December. Bob will work with Donna on this. If any member has any ideas on something else to do, they should let Bob know.

There being no further business, the meeting adjourned at 6:45 p.m.

The next meeting will be October 22, 2015, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board
 Karen Dahzy, WaggyTails Grooming
 Yancarlos Diaz, Kicklusive
 David Caba, Sofrito Latin Cuisine