

NEXT MEETING: THURSDAY, SEPTEMBER 24, 2015, AT 6:00 P.M.

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION
August 27, 2015**

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 and sent to the Star Ledger on the 31st day of December 2014. Roll call was taken. Members present were: Bob Olson, Matthew Bilow, Jeff Hoffman, Andre Lam and David Bilow..

The minutes of the June 25, 2015, and July 23, 2015, 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. 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.

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.

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.

Correspondence/Notes/Comments:

- 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 was sent to Commissioner MacNeill advising that the HPC would like to allow a lighted “open” sign or menu sign in windows. No reply received.
- 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. Little Stars Day Care has done the required property maintenance so the HPC requested that the Summons be dismissed. Bob Olson met with the attorney and a landscaper did the required work.
- I. Touch Hair Salon has lettered the front window without an application.

Open/Outgoing correspondence/matters this month: New business letters were sent to:

- 1) Kicklusive, Carolina’s Café and Kenia’s Latin Kitchen
- 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 Pfeiffer, Property Manager, of 225 Main Street (Lulu’s Deli) asking when the signage approved on April 23, 2013, would be installed.
- 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.

There being no further business, the meeting adjourned at 6:35 p.m.

The next meeting will be September 24, 2015, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board
 Jose Guerrero, Applicant, 174-178 Main Street
 Llama Llama Ewe, 220 Main Street
 Leo Pfeiffer, Property Manager, 225 Main Street, Lulu’s Deli
 Jerry Bruno, Property Owner, 240 Main Street