

NEXT MEETING: THURSDAY, APRIL 23, 2015, AT 6:00 P.M.

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION
MARCH 26, 2015**

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

The minutes of the February 26, 2015 meeting could not be approved as there was no quorum.

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): Mr. and Mrs. Joseph Mills were present and wanted to ask about installing a speed bump on Chestnut Street and Orchard Street. The HPC advised them this was not the proper agency to contact regarding a speed bump and advised them to contact the Police Dept.

New Business: none submitted.

Old Business: (11-09-01) Riverside Medical Group, 204-206 Main Street – lights have been removed but new lights have not been installed yet even though approval was granted May 21, 2012. Bob Olson talked to the applicant on 10/22/14, who requested that the style previously submitted for approval be forwarded to them and they would have it installed within a week or a summons would be issued. The facilities manager said he was unaware that new lights were approved for installation but he would have them changed in October. The lights were never installed. Bob Olson then stopped into Riverside and got the telephone number for Sam, the maintenance person. Sam advised Bob that he never got the information on the lights that the HPC dropped off to Riverside. On February 24, 2015, the information was faxed to Sam again. Sam was advised that the installed fixtures needed to be approved by the HPC prior to installation and that Sam needed to advise the HPC when the lights would be installed since they may need to be ordered.

Riverside Medical has now installed new lights but they are not the lights that were approved. On March 23, 2015, a memo was faxed to Sam, the maintenance person, advising that the installed lights were not the approved lights submitted to the HPC for approval. Riverside was instructed to first notify the HPC when the lights were to be installed and that they had to be the previously approved lights. Riverside never contacted the HPC. Riverside was instructed that if the approved lights are not installed by April 6, 2015, the Building Dept. has been instructed to issue a summons. A picture of the approved lights was again sent to Sam.

The HPC will not hear any new applications from Riverside until this application is completed. The Building Dept. was also informed that the HPC would not hear a new application for gates at the parking lot until the approved lights were installed and this application completed.

9. 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. \$1,500 encumbered for new signs for Main Street. Funds encumbered under PO#12069 and PO# 13301 for a total of \$3,000.00. \$3,500.00 was encumbered under the 2014 budget for the decorative poles.
- E. **Flames Rotisserie Peruvian Cuisine (218 Main Street), Chicken Magician (220A Main Street), D&S Hair Sensations** – businesses have vacated these buildings, letters sent to building owners advising that all signs, brackets, appurtenances, etc., must be removed as per the ordinance
- F. Proposed plans for Rialto property at 172 Main Street currently before the Zoning Board. The HPC sent a memo to the Zoning Board on February 5, 2015, advising that it is highly in favor of this revised project and would recommend approval. The application has been adjourned until March 17, 2015.
- G. Emails have been received from Mrs. Joann Mills who has been unsuccessful in accessing the HPC minutes on the Village website. The HPC has responded to her emails and given her detailed instructions on how to access the minutes. All minutes are posted on the website after they have been approved.

10. Open/Outgoing correspondence/matters this month:

- **D&S Hair Sensations** has changed locations to 165 Main Street. A letter was sent 9/26/14 advising they need to submit an application for new signage and must remove the neon sign installed in the window or move it back 2' from the window. No response received. The Mt. Vernon Street location has closed. A letter was sent asking them to remove all signage, appurtenances, etc., on 1/12/15.
- The HPC will discuss possibly allowing small neon "open" signs in a storefront if there is not a 2' setback available in the storefront. Perhaps if the HPC regulated a certain size that could be installed and permitted, it would help the businesses in the historic district. It might be a little too restrictive to stores that do not have the space available to install the "open" sign 2' inside the window. This issue will be reviewed next month. MK Valencia has a lighted menu board inside its window. The HPC needs to review how it falls into plans for lighted signs as it does not want to hamper business.

There being no further business, the meeting adjourned at 6:20 p.m.

The next meeting will be April 23, 2015, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board