

NEXT MEETING: THURSDAY, FEBRUARY 26, 2015, AT 6:00 P.M.

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION
JANUARY 22, 2015**

Bob Olson called the meeting to order at 6:00 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, Donna Rose-McEntee, Jeff Hoffman and Andre Lam.

The minutes of the December 18, 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. 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: none submitted.

Old Business: (14-12-01) Korean District of the C&MA - Rev. Hanyoung Baek, District Superintendent of The Korean District Of the C&MA, 169 Main Street, (201) 440-5700 koreancma@gmail.com, submitted an application for signage on the windows. The applicant submitted a sample of the frosted material and the application is now approved and complete.

(14-08-01) Won Buddhism, 162 Main Street. Edmund McCann, Esq., provided a translation of the Korean symbols on the sign. They read: Won-Buddhism New Jersey Temple. The application is now complete and approved.

(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 was contacted by the applicant who would like to install a fence at the parking lot located at 30 Main Street. Bob Olson told them to pick up an application at the Building Dept. and check with the guidelines as to what type of fencing is permitted and submit an application. Bob Olson did inform the applicant that no fencing would be approved until the first application is completed and the approved lights are installed on the building. The applicant said they will take care of the installation of the lights.

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. An email will be sent to the Police Dept. traffic division to see who should be contacted regarding purchasing more decorative poles to match the historic district so they blend in better. \$3,500.00 will be 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 were reviewed by the HPC. The HPC is highly in favor of the proposed plans. The applicant is doing more than anyone has attempted since the first application was submitted.

The applicant is doing more to bring the property back to its original condition. It is a focal point in the historic district that is currently a vacant eyesore. All members of the HPC are highly in favor of the plans. The HPC reviewed the plans and thinks it is an attractive addition. In the submitted renderings, there is more done to make it look like it belongs in the historic district than has been attempted in the last five years (flagpole, marquis (front & side), lights on top). There is a lot of detail and thought to make it work for all concerned. It is a nice gateway to the historic district between the end and start of Main Street.

This proposed landlord has a long-term, successful relationship with the Village. He has the finances and experience to make the project work. With the other apartments already located above the stores on Main Street, there is no parking. At least this building will offer some parking. As the project was previously approved with the potential for more stores, this is less of a use than all retail stores. This use is probably better suited for that area of town than maintaining a full facade of commercial. This probably will also help the other businesses on Main Street.

G. Bob Olson will meet with the Building Dept. to clear up open matters.

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.
- **The Wild Life, 15 Main Street** - the sidewalk grating appears to be in a very dangerous condition. Part of it appears to be caved in and bent and there is caution tape around it. The Building Dept. visited this site and new bilco doors have been installed.

Announcements: Chairman and Vice-Chairman shall remain the same for the time-being.

2015 meeting dates are as follows:

JANUARY 22	JULY 23
FEBRUARY 26	AUGUST 27
MARCH 26	SEPTEMBER 24
APRIL 23	OCTOBER 22
MAY 28	NOVEMBER 19 (THIRD THURSDAY)
JUNE 25	DECEMBER 17 (THIRD THURSDAY)

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

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

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board