

**NEXT MEETING: THURSDAY, FEBRUARY 25, 2016 AT 6:00 P.M.**

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION  
January 28, 2016**

Chairperson Bob Olson called the meeting to order at 6:06 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 2015. Roll call was taken. Members present were: Bob Olson, Matthew Bilow, Jeff Hoffman and Donna Rose-McEntee.

The minutes of the December 17, 2015, 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) LIGHTED/LED SIGNS ARE ONLY PERMITTED IF THEY ARE INSTALLED 2' INSIDE THE WINDOW. NO FLASHING OR SCROLLING LIGHTS/SIGNS PERMITTED.**

**Public Comments (not pertaining to applications):** none at this time

**New Business:** None submitted.

**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. There has been no further contact from John Russo.

**(15-08-01) 174-178 Main Street.** Contractor Jose Guerrero (144 Devon Terrace, Kearny, NJ 07032, (201) 892-0079, [Nqconstruccion@hotmail.com](mailto:Nqconstruccion@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 other than a recessed light over the doorway. He had previously submitted an application that needed some changing. He brought new plans as well as samples to the meeting.

The applicant would like to reface the front of the building with stone and stucco (samples available at meeting). He also brought a sample of the aluminum frame and of the insulated, tempered glass to be used in both the windows and doors.

The plans show a regular storefront entry door with transom window over the top. The plan is for all one business but there will be storage as well as part will be the office. The HPC questioned why they did not want to put brick back on the building since they were putting new brick on the rear of the building. The applicant said this is what the business owner requested. The HPC would like to see the stone extended between the windows and alongside the door rather than stucco. The applicant said it just appears that way on the plans but it will be all stone. He said it would be no problem to extend the stone by the door.

There will be only one recessed light over the door. The HPC thinks that awnings over the top would look nice. The applicant is flexible as to the color of the aluminum. The HPC looked at the samples provided and thought the color was too light for their desired look. A darker stone with black aluminum is the preference of the HPC. The applicant will need to submit new samples for approval. This can be done in

between meetings to keep the project moving. The preferred stucco colors were English or French Manor.

The HPC thinks the stone would make this building a little bit more distinctive from the former movie theatre. The HPC would like to see the stone carried through onto the doorwell. A PVC molding will be applied to the stucco to frame the lettering. The HPC would need to see a sample of this as well. The molding will be white.

Lettering will be applied to the top of the building. The HPC needs specific details as to wording, material, color, size of letters, how they will be applied, etc.

The HPC needs the following in order to complete this application: sample of the other stone to be used (samples discussed at meeting were ledge/stacked stone in 1) Chastain 2) Champagne or 3) Cedar Creek; new rendering of all work to be done with specific details as to materials, colors, sizes, etc., listed; sample of the black aluminum to be used; sample of black lettering to be used; sample of proposed awning fabric over top of windows; sample of color stucco to be used; sample of PVC molding.

The HPC thinks the awning would greatly enhance the storefront. The awning would dress the building and give it a lot of curb appeal. The HPC showed the applicant a picture of an acceptable awning. The applicant asked if it would be permitted to change the windows from four in the middle to two. The HPC said that the transoms must remain and it greatly prefers the four windows but two windows on the bottom might be permitted.

The applicant said he will email the HPC when he has the samples ready and the HPC will try to arrange a date to have a quick review with him. No other signage is permitted on the building. No signage is permitted on the windows without approval. The hours of operation and address may be put on the door in 2" letters. Once the new information and samples are available, the HPC will set up a meeting date with him to discuss and complete the application. After everything is approved, the applicant will need to submit a revised application listing all work to be done to the building front as well as all materials used.

#### **Correspondence/Notes/Comments:**

A. Discussion on reviewing guidelines

Commissioner Anlian explained at the discussion held between the HPC, Building Dept., Commissioner MacNeill and himself that the guidelines are just – simply a guideline for the HPC to work from. The HPC will try to be more open to other designs but still maintain some sort of consistency in the historic district. Matt Bilow will speak to a planner he works with to see if he would be able to attend a meeting to talk to the members.

B. Donna McEntee has begun taking updated pictures of the historic district.

C. \$4,000.00 was encumbered under the 2015 budget (PO #14017) for new signs for Main Street. There is also \$3,500, was encumbered to Brandon Industries, (PO #13322 was dated November 21, 2014 for new posts & signage) and \$1,500 was encumbered for Miscellaneous Vendors (PO #13301 was dated January 28, 2014). Bob Olson will speak to Sgt. Al Locarno about location of the poles and then an order can be placed at next meeting. The HPC is allowed to encumber monies left over at the end of the year for "a designated purpose". These monies must be used by the end of the next year. The monies must be used for what they were encumbered for.

D. The HPC was notified by the Bergen County Division of Cultural and Historic Affairs that it was awarded a \$750.00 grant. The paperwork was completed and turned in. The HPC will get a check for 50% of the award and in six months must give an updated report to receive the remaining funds. The Village must also match this grant. The project done by the HPC will be a 2017 calendar.

E. The HPC met with Commissioners MacNeill & Anlian to discuss the direction of the HPC. The Tuesday after each monthly meeting, a member of the HPC, Commissioner MacNeill, Mike Landolfi and Ed Ballard will have a follow-up meeting to clear up matters needing the attention of the Building Dept. The follow-up meeting for January is scheduled for Tuesday, February 2, 2016, at 9:00 a.m.

F. Members should take note of the stores in the historic district that have installed signage and/or neon lights without approval to prepare for the meeting with the Commissioners.

**Open/Outgoing correspondence/matters to discuss at January follow-up meeting:**

- **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. They have now installed a lighted neon open sign in the window as well as a barber pole. They have also now lettered the front window. Another letter was sent advising them to submit an application for the November meeting. No response was received.
- **213 Main Street** – please give update as to water being pumped from basement to sidewalk. This situation has been going on for quite some time and needs to be resolved.
- Are there any regulations on newspaper, UPS, FedEx boxes, etc.? Since it is an historic district, there really should be some type of regulation on the placement of these boxes to make sure they are properly maintained and placed. There are empty boxes for The Patriot throughout the historic district that should be removed.
- **Kenia's Latin Kitchen**, 175 Main Street - installed signage on window without application
- **Alexi's Gourmet Deli**, 220 Main Street - needs to submit an application for signage, neon light also installed
- **Llama Llama Ewe**, 220 Main Street - still using temporary signage, needs to submit an application for signage
- **Lulu's Deli**, 225 Main Street - signage approved on April 23, 2013, but was never installed; subsequently installed paintings on windows that were never approved
- **15 Mt. Vernon Street** (next to cleaners) – there appears to be a new business in this location, there is Asian writing on the window.
- **Cintron Law Firm**, 167 Main Street – the applicant has never completed the application and the HPC closed the file. They have never received any approval for work done to the outside of the building.
- **Touch Hair Salon**, 189 Main Street - installed signage on window without application
- **Waggy Tails**, 219 Main Street – installed signage on window without application

**Announcements:**

Meeting dates for 2016 were set as follows:

JANUARY 28	JULY 28
FEBRUARY 25	AUGUST 25
MARCH 24	SEPTEMBER 22
APRIL 28	OCTOBER 27
MAY 26	NOVEMBER 17 (THIRD THURSDAY)
JUNE 23	DECEMBER 15 (THIRD THURSDAY)

There being no further business, the meeting adjourned at 7:10 p.m.

The next meeting will be February 25, 2016, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board  
Jose Guerrero (174-178 Main Street)