

NEXT MEETING: THURSDAY, MARCH 24, 2016 AT 6:00 P.M.

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION
February 25, 2016**

Chairperson Bob Olson called the meeting to order at 6:10 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, Andre Lam and Donna Rose-McEntee. Also present was Tony Garrett, a licensed planner, to talk to the HPC.

The minutes of the January 28, 2016, 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, Ngcconstruccion@hotmail.com) originally 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 (8/16) an application that needed some changing. He brought new plans as well as samples to the January 2016 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.

The HPC has heard nothing further from the applicant since the January 2016 meeting.

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. Matt Bilow brought his partner, Tony Garrett, a licensed planner to discuss the historic district with the HPC. Tony gave a brief description of his experience. He holds a Bachelor's degree from Rensselaer Polytechnic Institute and is licensed as an Architect in several states. In addition, he is a licensed Professional Planner in the State of New Jersey. His varied experience includes Architectural Design, Construction Management and City Planning. In addition, he has served as Chairman of a

Planning Board in Boonton, New Jersey, and currently serves on the Design Review Committee in Montville, New Jersey where he currently resides.

Tony gave a brief description of the history of the small historic Main Street in Boonton. They use a 15 page design guideline that has little thumbnail pictures in their guidelines for applicants to see. He explained it is a long, involved process to change the streetscapes in towns. He is very familiar with Ridgefield Park.

There are ways to incentivize things the HPC would like to see done. Example: maintain storefronts, commit to leaded glass transom above or an awning. As far as signage, there are zoning guidelines that must be adhered to. The HPC would like to try to convey to the applicants that there is more than one color available or more than one awning that is permitted. The HPC could make up examples of streetscapes and use photoshop to show what can be done or the kind of dynamic the HPC would like to see. If people are shown a picture, they kind of get it. The HPC could take one block of Main Street and show the type of appearance it would like Main Street to have.

If there is a nice cornice or element in a building, the HPC should try to encourage that it be kept. Projecting/perpendicular signs are really a good choice in an historic district. Prohibiting all of them is probably not a good idea. One of the concerns of a projecting sign in the historic district in RP is that the trees cover most of them.

Maybe it would be a good idea to have an example done and kept in the Building Dept. and online so that people can see a proposed scheme. The HPC should consider having something professional looking for applicants to look at.

A nice touch to a historic district instead of planters might be a window box. RP might need an ordinance amendment that store can project 10 inches beyond the property line for a flower box. The HPC could create a list of hardy plants that require little maintenance and/or water.

Another suggestion is to ask NJ Transit if they have any programs to upgrade a bus stop. They might be able to sponsor part of the cost. The HPC could work with the scouts to do the planting and/or maintenance of the bus stop. Bicycle posts could be added along the historic district. There are ways to change the parking without having the bump-outs. These are just some of the suggestions for improving the historic district.

Tony Garret will work on a proposal for the HPC to bring to the Mayor and Board of Commissioners.

Open/Outgoing correspondence/matters discussed 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. **3 LETTERS ATTACHED – 9/26/14, 1/12/15, 11/7/15**
- **Kenia's Latin Kitchen**, 175 Main Street - installed signage on window without application **2 LETTERS ATTACHED – 4/26/15, 11/20/15**
- **Alexi's Gourmet Deli**, 220 Main Street - needs to submit an application for signage, neon light also installed **2 LETTERS ATTACHED – 4/24/15, 11/7/15**

- **Llama Llama Ewe**, 220 Main Street - still using temporary signage, needs to submit an application for signage **3 LETTERS ATTACHED – 7/17/14, 10/24/14, 8/29/15**
- **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, temporary sign still hung over door
- **3 LETTERS ATTACHED – 11/16/12, 2/15/13, 5/2/14**
- **15 Mt. Vernon Street** (next to cleaners) – there appears to be a new business in this location, there is Asian writing on the window. **1 LETTER ATTACHED – 10/25/15**
- **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.
EXCERPTS OF MINUTES SINCE MAY 2011 ATTACHED /
4 LETTERS ATTACHED – 8/26/11, 10/31/11, 7/2/12, 7/28/12
- **Touch Hair Salon**, 189 Main Street - installed signage on window without application
1 LETTER ATTACHED – 5/2/14
- **Waggy Tails**, 219 Main Street – installed signage on window without application
1 LETTER ATTACHED – 11/10/15
- **JJBest Cleaners** – 11 Mt. Vernon Street – letters were sent on January 16 & 24, 2014, advising that they have installed additional unapproved signage to the storefront as well as a neon sign in the front window.
2 LETTERS ATTACHED – 1/16/14, 1/27/14

Matters to discuss at the February follow-up meeting scheduled for March 1, 2016, at 9:30 a.m.

- **Kiseki Fusion Japanese Sushi & Grill**, 36 Mt. Vernon Street, - installed “temporary” signage on Lincoln Avenue side of building, this unapproved sign is falling off and needs to be removed.
- **New Business**, 216 Main Street – there appears to be a new business in the store, a letter will be sent advising it is in the historic district and needs to submit an application for any signage or any work done to the outside of the building.
- **Thai Palace**, 218 Main Street – a new business is moving into this storefront, a letter will be sent advising it is in the historic district and needs to submit an application for any signage or any work done to the outside of the building and that led and scrolling signs are not permitted.
- **Jade Lee**, 191 Main Street – has flashing Christmas lights as well as a flashing Chinese food sign in the window. Letter will be sent to business owner reminding them that lighted and/or flashing signs are not permitted in the historic district.

There being no further business, the meeting adjourned at 6:55 p.m.

The next meeting will be March 24, 2016, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

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