

**NEXT MEETING: THURSDAY, APRIL 28, 2016 AT 6:00 P.M.**

**FOLLOW-UP MEETING WITH BUILDING DEPT.: MARCH 29, 2016 AT 9:30 A.M.**

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION**

**March 24, 2016**

James Manfredi 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: Jeff Hoffman, Andre Lam and James Manfredi.

The minutes of the February 25, 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: (16-03-01) Thai Palace**, 218 Main Street. Application submitted by business owner, Thitinan Seeluang, ([dao\\_thitinan@hotmail.com](mailto:dao_thitinan@hotmail.com)) for work already done. Application stated that they used old plywood, repaint new color with aluminum letters; however, the applicant brought a different picture of a new sign she would like to install on the storefront. The colors on the picture she had and the colors written on the application are different. The applicant was also missing details for the sign. The applicant was informed that she needed to submit an accurate rendering, complete with specific details, so the HPC could vote on her application. She will email the information to the secretary so it can be distributed to all members. The applicant also asked if she could install curtain style hanging mirrors, with no lights, in the windows along the entrance to the stores. The HPC informed her that scrolling and/or lighted led signs are not permitted. She asked if she could have a lighted open sign and the HPC advised her it was trying to get a small lighted open sign permissible in the historic district. The applicant was advised that anything she wanted to install on the storefront and/or windows must first be submitted to the HPC for approval before any installation is done.

**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, [Ngonstruccion@hotmail.com](mailto:Ngonstruccion@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.

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

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

- A. Discussion on reviewing guidelines
- 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. There are many lighted, flashing and scrolling signs in the historic district.

F. Bob Olson had the follow-up meeting with Commissioner MacNeill and Mike Landolfi. The Building Dept. and Commissioner MacNeill have decided they will give the summons book to the HPC to have the secretary (as a Village employee) sign the summons. A member of the HPC will then need to be present at the court hearing to represent the HPC on the violation.

**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**
- **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 discussed at the February follow-up meeting:**

- **New Business**, 216 Main Street – there appears to be a new business in the store, a letter was 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. Business owner would not sign for letter. Letter given to Building Dept. to deliver.

- **Jade Lee**, 191 Main Street – has flashing Christmas lights as well as a flashing Chinese food sign in the window. Letter was 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 6:40 p.m.

The next meeting will be April 28, 2016, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board  
Jose Guerrero (174-178 Main Street)  
Thai Palace (218 Main Street)