

NEXT REGULAR MEETING: THURSDAY, MAY 28, 2009 AT 6:00 P.M.

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

APRIL 22, 2009

Chairman Robert Olson called the meeting to order at 6:10 p.m., it having been duly noted that this meeting is 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 on the 31st day of December, 2008, and sent to the Star Ledger on the 31st day of December, 2008. The change of meeting date was sent to the Record and posted on the municipal bulletin board. Roll call was taken. Members present were: Robert Olson, David Bilow, Juan Kuriyama, James Manfredi and Terry McDonough.

The minutes of the March 26, 2009, 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, MATERIALS, COLORS, ETC., WHICH HAVE BEEN GIVEN FINAL APPROVAL BY THE HPC.

Public Comments (not pertaining to applications): None at this time.

New Business: (09-04-02) K. International LLC Limo Service (179 Main Street) was represented by business owner Huey Park. The application fee was submitted to the Building Dept. The application is for new signage.

Mr. Park explained that he plans on using the existing sign and just painting over it and replacing the letters. Their intention was to just remove the letters and put new letters on the sign. The HPC said that this would be a problem as the old lettering would still show through and they must put a new background as well as new letters. The applicant also plans on putting lettering on the window. The additional color to be put on the sign is burgundy (sample supplied) like the bottom panel. No lighting is planned for the building. In the future they would like to have a light box, which they said will be installed two feet inside the windows as they are aware neon is not permitted. The background of the sign will be dark green with white and burgundy lettering to read: K. international LLC Limo Service 179 Main Street 201-296-0008. Window lettering will read: Open 24 hours Limo Services 201-296-0008 212-760-5252.

Maintenance is necessary on the building. It appears the sidewalk requires repair. The HPC will check on the condition of the sidewalk to see if it needs repair, which would be part of this approval.

NOTE: VISUAL INSPECTION OF SIDEWALK AFTER MEETING SHOWED NO PROBLEMS.

A motion was made by Juan Kuriyama and seconded by Terry McDonough to approve the sign as proposed; the background of the sign will be dark green with white and burgundy lettering to read: K. international LLC Limo Service 179 Main Street 201-296-0008. Window lettering will

read: Open 24 hours Limo Services 201-296-0008 212-760-5252. Approval will also be pending review of the condition of the sidewalk. There are no lights or hanging signs in the window. All were in favor of this motion.

(09-04-01) Milalin Bakery, 9 Mt. Vernon Street, was represented by business owner Marcel Marillo (66 Union Place, Ridgefield Park). The application fee was submitted to the Building Dept. The application is for new signage on the front and side of the building.

The applicant advised that he plans on installing new signs on the front and side of the building. The background of the sign will be pink with purple lettering and yellow logo. Lettering on front sign, which will be 9' wide x 3' high, will read: Milalin Cakes, Pastries and Sweets 201-440-0977 www.Milalin.com. Lettering on side sign will read: Milalin Bakery and will be 2' high x 13' wide.

The HPC questioned the position and size of the side sign. As to avoid additional expenses, the sign will be located where the former sign was positioned but the applicant will see if it is possible to enlarge the sign about 2 ft. to center it more over the windows. The applicant prefers the simplicity of the proposed sign. Approval will also include the address and hours of business in 2" lettering on the door. Three white gooseneck lights over the front sign in style to be approved by HPC will also be part of this application. Applicant must submit information regarding light before it is installed but their approval will be part of this application.

Maintenance is necessary for this building as a condition of approval. Sidewalk requires repairs; deteriorated canopy and deteriorated base on door must be repaired.

NOTE: VISUAL INSPECTION REQUIRES CANOPY TO BE SCRAPED/PRIMED AND REPAINTED, BASE HAS BEEN REPAIRED.

A motion was made by James Manfredi and seconded by David Bilow to approve the application for signage with the following stipulations: The background of the sign will be pink with purple lettering and yellow logo. Lettering on front sign, which will be 9' wide x 3' high, will read: Milalin Cakes, Pastries and Sweets 201-440-0977 www.Milalin.com. Lettering on side sign will read: Milalin Bakery and will be 2' high x 13' wide (to be enlarged approximately 18"- 2' to better balance over the windows). Any repairs due to removal of side sign will be done to side façade. Canopy and sill will be repaired if necessary (HPC will check on condition). Three white gooseneck lights over the front sign to be installed with information provided to the HPC prior to any installation. Address and hours of business in 2" letters to be installed on door. All were in favor of this motion.

Old Business: Rialto Theatre – applicant will attend May meeting.

Correspondence and Notes:

- A. Walking review of historic district (Kuriyama & Manfredi). Pictures were taken and the complete info listing any concerns will be included for each property.
- B. J&R Shaving Arts – the Building Dept. sent a letter on March 3, 2009, advising the applicant that it had 30 days to file an application or be subject to a \$2,000.00 per week fine. As 30 days have passed, the Building Dept. will be asked to follow up on this.
- C. E-Z One Graphics – No further action necessary as the landlord has advised this business will be going out of business.
- D. Discussion on reviewing guidelines and application – will be conducted next month
- E. Rialto Theatre – a letter was received from architect Al Zaccone advising that the building has been gutted on the inside. New plans have been submitted to the Building Dept. and they are currently under review. Al Zaccone advised he will be present at the May meeting. Bob Olson questioned him about the

condition of the brick at the front of the building and the new contractor said he can fix it. Bob Olson advised him to bring a sample of the brick to the next meeting. Adam MacNeill advised Bob Olson that a temporary repair could be made for July 4th and he advised that this must first be approved by the HPC and since they will be attending the May meeting, this issue can be addressed through the HPC. The HPC wants to make sure this does not turn into an emergent situation.

- F. Berries Restaurant – a letter was sent to the business owner advising that temporary signs are located on the window and an application is necessary for a permanent sign. The Building Dept. will be asked to follow up on this as 30 days have passed since the March 3 letter.
- G. Wellbeing Land – a letter was sent to the building owner advising that if the roof shingles are not fixed, the Building Dept. will be asked to issue a violation. The Building Dept. will be asked to follow up on this.
- H. Donna McEntee is working on a logo for the HPC.
- I. Letter was received from Arch 2, Inc., requesting proposed monopole at Emerson Street. Response was sent advising the area is not in the jurisdiction of the HPC.
- J. Historic Preservation Conference is scheduled for June 4, 2009, at Rowan University. Donna McEntee will be asked if she would like to attend.
- K. Grant information will be given to Donna McEntee
- L. Letter will be sent to Commissioner Anlian inquiring about status of planters and trash receptacles that were ordered in December. The HPC would like to see these in place before the planting is done and before July 4th.

Announcements: None at this time.

There being no further business, the meeting adjourned at 6:50 p.m.

The next meeting will be May 28, 2009, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept.
Zoning Board of Adjustment
K international LLC Limo Services
Milalin Bakery