

NEXT REGULAR MEETING: WEDNESDAY, JANUARY 17, 2007 at 6:00 P.M.

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

DECEMBER 20, 2006

At the request of Vice-Chairman Olson and the members, consultant Al Zaccone called the meeting to order at 6:16 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 sent to The Record on the 16th day of December, 2005, and to the Star Ledger on the 16th day of December, 2005. Roll Call was taken. Commission members present were: Juan Kuriyama, Donna McEntee and Terry McDonough. Bob Olson arrived after roll call. Consultant Al Zaccone was also present.

The minutes of the November 15, 2006, 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.

Public Comments (not pertaining to applications): None, no one present.

New Business: (06-12-1) Dunkin Donuts, (209 Main Street) was represented by attorney Vince Kramer, Esq. (17 Watchung Avenue, Chatham, NJ 07928). The application fee of \$45.00 was submitted. The application is for an additional parking sign on the building. The business owner feels that there is a problem with people not noticing that there is a parking lot for the building until they have passed by.

The applicant stated that there is a bracket for a projecting sign already on the building that they would like to use to hang the new sign. It was explained to the applicant that this bracket should have been removed as part of the previous approval. Ideally, the applicant proposed a 5 ft. x 30 in. box light in pink, orange and blue. It was explained that box lights are not permitted and that these are not permitted colors. There are designated spaces for parking for Dunkin Donuts. A lighted sign is more in compliance with what the franchise requires.

Al Zaccone gave some background on the ordinance and that projecting and/or lighted signs are no longer permitted. Any in existence right now were installed prior to the zoning ordinance being adopted and/or the formation of this Commission, which is about ten years. There are a lot of signs that were installed before that that are lighted box signs. One of the reasons for the Commission is to help control color, amount of lighting and help keep it more in conformance with that small town look. Box signs have not been approved.

There has only been projected sign that has been approved due to the business location. Anything over two signs would require a variance.

Robert Olson thinks that the unapproved "Dunkin Donuts" on the side of the awning be removed and "parking" be put there with a gooseneck light over it. The proposed sign is also being projected into the right of way. Gooseneck lighting is what is approved by the ordinance. Another suggestion would be to place the sign on the window or the building itself. Another solution would be to ask the Village to install a parking sign directing traffic to municipal parking. This would cover the need of Dunkin Donuts as well. Another sign could be painted on the building to indicate parking. It would be more appealing and handle this need.

The Commission will again urge the Board of Commissioners to put up a clear municipal parking sign on both sides at the curb. The applicant was also advised that neon or lighted signs are not allowed unless they are installed two feet back from the window. Another sign would also probably require another variance since they have probably already reached their limit on signs. No interior lit signs are permitted, only gooseneck lighting. This application will be kept open.

Old Business: Bob Olson is working on the checklist. The Commission will ask the Building Department for the color chart so it can be kept in the files for use at meetings.

Correspondence: None.

Announcements: Election of officers will be held in January. Meetings will continue to be held on the third Wednesday of the month at 6:00 p.m. Notice of meeting dates will be sent to the newspaper for publication.

There being no further business, the meeting adjourned at 6:46 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Carol Todd, Building Dept.
Vince Kramer, Esq.