

NEXT REGULAR MEETING: WEDNESDAY, MARCH 21, 2007 at 6:00 P.M.

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

FEBRUARY 28, 2007

Chairman Robert Olson called the meeting to order at 6:04 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 27th day of December, 2006, and to the Star Ledger on the 27th day of December, 2006. Roll Call was taken. The notice of the meeting change date was sent to the newspapers on Tuesday, February 20, 2007. Commission members present were: Robert Olson, Juan Kuriyama, James Manfredi, Terry McDonough, Donna McEntee and Mary Romme.

The minutes of the January 17, 2007, 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: (07-02-1) 228-230 Main Street - (Reaxiom Group). Architect Al Zaccone submitted an application on behalf of Reaxiom Group to reduce the length of 230 Main Street adding a new floor and providing parking and new storefront; 228 Main Street – demolish structures and construct new three-story building. The application fee of \$45.00 was received.

Al Zaccone explained that the buildings are in total disrepair. The corner building and the building next to it have the same owners. The stores originally had three apartments above them. One building originally had a house constructed that was set back from Main Street and then a storefront was constructed in front of it. They are actually looking at knocking down the structure located at 228 Main Street and rebuilding a new retail space and apartments above.

The applicant is looking to alter 230 Main Street building. Since it originally was an opera house, the ceilings are 13 feet high. They are looking to lower that ceiling and do reconstructive work to add an additional floor, which isn't really adding much to the overall height of the structure. They want to get setbacks for natural light and ventilation for the apartments upstairs. They are looking to cut back that building so that they can add some parking spaces. In cutting back, the building that actually abuts the next-door neighbor will actually be cut back about 20-25 feet.

This will allow parking in the back as well as some loading areas. They will have to go to the Zoning Board for some variances. They want to add two parking spaces and this should free up the loading zone and the Village could add additional street parking. The loading could be done off-street now rather than in the street-loading zone.

The total height of the building will now be 35 feet. The applicant is looking to redress the front of the building. They want to reface and refinish areas where necessary. There will be 7 apartments on each floor for a total of 14 apartments. They will be one-bedroom or efficiency units.

They will be getting rid of the bump outs, which hang over the property line. Bob Olson said that he liked those because they added a unique character to the building and made it look less like an apartment. Al Zacccone said that they would probably extend over the property line and would no longer be allowed since the building was being changed. The applicant is attempting to bring back the character of the building. The storefront will have decorative paneling above the storefront. There is a panel left for a future sign. The outside will be brick and stucco. They will paint areas in the color of the neutral stucco.

The interior of the store has an option to be either one or two stores. The inside is a series of columns and if the store is too big for one tenant, a wall could be added so that two tenants could occupy the building. The apartment access is by a door in the front and there is also access in the back. There is a stairway as well for egress.

The storefronts will be done in colored aluminum as well as all upper four windows. The color will be forest green. Approved gooseneck lights will be installed, also in green. This will give the building owner more control. Signs will need to be installed by the tenants. A neutral colored background stucco panel will be provided for the signs. If any changes are necessary, the applicant will come back before the Commission.

Bob Olson stressed he would like the bay windows to be replaced that are currently on the building. He thinks the plans are beautiful and will really help improve the looks of Main Street. Al Zacccone said he tried to work in design looks that were not a flat panel. One of the problems with the bay was it was a nesting area for pigeons.

The colors will be brick, natural beige stucco with highlights in a forest green, burgundy and coppertones as well. The background colors will be grey strips similar to Mosco Insurance.

A motion was made by Mary Romme and seconded by Donna McEntee to approve the application for 228-230 Main Street as presented by Al Zacccone, AIA, for the Reaxiom Group, noting that the colors listed on the application as

well as the gooseneck lights listed on the application are all in conformance with the ordinance; full details are listed on the application, drawings and plans on file. All were in agreement of this motion.

Old Business: (06-12-1) Dunkin Donuts, (209 Main Street). The Commission has heard nothing further from the applicant. The applicant was to get back to Bob Olson with final plans. The Commission noted that a metal sign for parking was installed.

Correspondence and Notes:

- A. A new hearing date for Bogota billboard February 27, 2007 at 7:30 p.m. carried to April 24, 2007
- B. Bergen County History Breakfast March 3, 2007 10 a.m. – 12:00 p.m.
- C. Heritage Newsletter
- D. Application Checklist – Bob Olson is working on this
- E. The color chart is now in the file cabinet. Donna McEntee will make another chart for the Building Dept. to keep on file.
- F. Juan Kuriyama and James Manfredi will conduct an updated walking review of the historic district
- G. Bob Olson would like to set up a meeting with new zoning officer, Michael Landolfi, and enforcement officer, Edward Ballard, with the Commission so that all may work together. He would like to inquire about the Commission sending letters to property owners not in compliance with the ordinance. This could help take the burden off the Building Dept. It would be helpful to work together on this.
- H. The Commission will poll all members to see about possibly changing the meeting date to the fourth Thursday of the month at 6 p.m. If this is acceptable to all, new meeting dates will be published.

Announcements: None

There being no further business, the meeting adjourned at 6:45 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Carol Todd, Building Dept.