

**NEXT REGULAR MEETING: THURSDAY, MARCH 27, 2008 at 6:00 P.M.**

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION**

**FEBRUARY 28, 2008**

Chairman Robert Olson called the meeting to order at 6:15 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 21<sup>st</sup> day of December, 2007, and sent to the Star Ledger on the 21st day of December, 2007. Roll Call was taken. Commission members present were: Robert Olson, Terry McDonough, Donna McEntee and James Manfredi. Ed Ballard, HPC Enforcement Officer, was also present.

The minutes of the January 24, 2008 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.

**Old Business: (07-12-02) – 175 Main Street, Wellbeing Land** –The business owner, James Lee (151 E. Central Avenue, Maywood, NJ 07607) submitted revised plans to comply with the ordinance. The application fee was previously submitted.

The applicant plans to remove and replace the wood on the complete front elevation, the storefront and the parking lot side and the remaining side will be replaced at a later date. There is an existing fascia under the coping that has some ornamental value that should be painted to match the dark green color. The new gutters and downspouts need to match the aluminum siding color as well. The exterior door will be painted green. The sign will remain as approved at the January meeting. The storefront will be green.

A motion was made by Donna McEntee and seconded by Terry McDonough, to accept the plans submitted for 175 Main Street with the following changes to the plans:

- 1) The color for the main part of the building, which will also include the side by the driveway, is a light maple color vinyl siding from Monogram 46.
- 2) The front of the store will be a dark green color Behr paint chip 430F-6 Inland
- 3) The front apartment door will also be painted the green color
- 4) Gutters and downspout to match the light color vinyl siding, which is called Maple color
- 5) The existing fascia and soffitt along the top of the building will be painted a dark green accent color with the corbels to be done in the light Maple color
- 6) The underneath of the awning will be painted the dark green accent color with corbel in light maple
- 7) Wood panels at the base of the storefront need to be exterior grade
- 8) At this time only one side of the building is to be vinyl sided, the south side of the building will not be sided at this time.

- 9) All trim around windows will be dark green 430F-6

All were in favor of this motion. A copy of the minutes will also be sent to the architect, DeMassi Design Studios.

**(07-05-1) Ridgefield Park Hot Bagel & Deli**, (224 Main Street). Chun Ma, business owner was present to request a slight revision in his original approval. Mr. Ma would like the Commission to reconsider the color of the brick inadvertently installed to his storefront. Right now the brick is a natural red. The building next door is cream and many people mistakenly think he owns both businesses. He would prefer to keep the brick in a natural red rather than paint it as originally approved. He did not change the design, the brick is just a different color from what was approved and he prefers that his business looks different from the restaurant next door.

A motion was made by James Manfredi and seconded by Donna McEntee to approve the building as is and that the red brick can remain as is since the Commission prefers natural brick. All were in favor of this motion.

**(07-08-02) – 19 Mt. Vernon Street – Seoul Enterprise Limo**, was represented by the business owner, Tae Ho Jung. The original application was for new signage. The sign had previously been installed without a permit. The Historic Preservation Commission advised the applicant that there was never any approval on the actual sign itself.

The applicant explained that the building owner informed them that since the sign was blank, they could put the name of their business on it. They did not realize they needed permission for the sign since the building owner gave them permission. The problem is that the laminated sheet metal applied over the original sign should have been removed when the previous tenant vacated the building. The shape of the original sign should never have been altered. The metal sheets were simply installed over the original sign and did not follow the silhouette of the original sign. The projecting sign is already an exception, however, the sign must follow the shape of the original sign and should not have been modified or enlarged. The projecting sign is being allowed because it was pre-existing. The building owner annually receives a letter advising of their responsibilities as owner and that if a tenant vacates the building, all signs and appurtenances must be removed. This is not the responsibility of the new tenant but rather the building owner. The tenant cannot install a sign without first applying before the Commission.

The existing sign can be used as long as it is modified to match the edges of the original sign.

A motion was made by Donna McEntee and seconded by James Manfredi approving the sign for Seoul Enterprise Limo on the condition that the overlay mounted on the original sign must follow the silhouette of the original sign. The colors on the sign, which are a white background with logo and lettering that are red and royal blue, are approved. All were in favor of this motion. Should the modification to conform to the silhouette, by cutting into "information on sign", the sign will need to be refabricated. The applicant was advised that he needed to go to the Building Dept. for a sign permit.

#### **Correspondence and Notes:**

- A. Application packets will be given to the Building Dept.

- B. Letters were sent to: Supercraft Models, Seoul Enterprise Limo, 185 Main Street, New World Nails and Ridgefield Park Hot Bagels & Deli
- C. Ed Ballard advised that he stopped by Supercraft Models but no one was there. He will check out New World Nails. He also advised that Double J Nails had a neon sign lit and he instructed the business owner that neon is not allowed unless it was installed prior to the Historic Preservation ordinance being adopted in 1996. 187 Main Street is almost complete.

**Announcements:** None.

There being no further business, the meeting adjourned at 7:20 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept.  
Zoning Board of Adjustment  
Ed Ballard, HPC Enforcement Officer  
Wellbeing Land, Businessowner and Signmaker  
DeMassi Design Studios LLC (Wellbeing Land)  
RP Hot Bagel & Deli  
Seoul Enterprise Limo