

NEXT REGULAR MEETING: THURSDAY, FEBRUARY 26, 2009 AT 6:00 P.M.

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

January 22, 2009

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 31st day of December, 2008, and sent to the Star Ledger on the 31st day of December, 2008. Roll call was taken. Members present were: Robert Olson, David Bilow, Terry McDonough and Donna Rose-McEntee. Michael Landolfi was also present. Juan Kuriyama arrived after roll call.

The minutes of the December 18, 2008, meeting were approved. Also approved were the notes from the special meeting held on January 15, 2009.

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 at this time.

New Business: None submitted.

Old Business: (08-12-01) Little Stars Day Care (240 Main Street), was represented by business owner Emad Youssef (31 Miller Avenue, Holmdel, NJ 07733). This is a continuation of an application submitted in December that was incomplete due to missing information. The applicants were granted partial approval of the two signs only and advised to return with a completed application. There have been changes to the original application.

The applicant did not bring a completed application to the meeting. New pictures were submitted of the signs and proposed work to the exterior and playground with fencing.

Mr. Youssef advised that the fencing does not come in green in 6 ft. high fencing. The new color will be bronze. He did not bring a sample of the fencing, which must be supplied in order to get approval. He also plans on installing planter boxes between the bollards. Michael Landolfi advised the applicant that spacing of the bollards is determined by the Building Dept. The planter boxes will be 14" high and rectangle in shape and be made of either PVC or composite, color and details to be supplied to the HPC. The landscaper will put plants in the boxes between the bollards as well as the planter in the front of the building. Shrubs will also be planted along the fencing as well as on Webster Street. The half-broken tree on Webster Street will be removed.

The exit door that opens into the playground area will be painted in beige to match the fascia. There will be a standard handicapped parking sign in the parking lot as well as two signs reading Parking For Little Stars Day Care Center Only installed on poles in the parking lot.

The size of the signs will be reduced as they did not conform to the zoning ordinance. The sign on Main Street will now be 3 x 10 instead of 4 x 10. The sign on the side of the building will now be 3 x 9. There will be four hunter green gooseneck lights in the front and three hunter green gooseneck lights on the side. The background color will be hunter green with gold letters as well

as the colored logo. All colors will be as submitted on the application. Electrical wiring should be concealed. Any wiring should match so that it does not stick out on the building. The driveway entrance needs to be repaired.

Mike Landolfi explained that the reason for the bollards is to stop an automobile. The color is not what matters. People just need to know they are there. He recommends painting them green. The applicant said he will look for a green sleeve and if he cannot find one, will paint the bollards green and add reflective tape. The fence will be 6 ft. high and bronze in color. Bollards will be spaced as advised by the Building Dept.

The applicant was advised that he still needs to submit a detailed application in order to get approval as well as submit samples of materials and colors to be used. He needs to submit full details on all work being done. The HPC would also like to know what types of plants will be put into the planter boxes. Shrubs should be a 3 ft minimum in height. It was stressed to the applicant that before any work can be done the completed application must first be submitted together with samples of planter boxes (picture, color, material, etc.). All details must be listed on the application.

A motion was made by David Bilow and seconded by Donna McEntee to approve the application subject to completion of the required paperwork for the missing details; approval includes the signs as presented; children's playground with fencing and bollards as presented; the door to the playground and new fascia to be painted beige and that the light fixtures on the front will be changed from three to four hunter green gooseneck fixtures and the side will now be changed from two to three hunter green gooseneck fixtures and; any conduit should be concealed and painted to match the building; the size of the sign has now been decreased to 3 x 10 feet on the front of the building and will be 3 x 9 feet on the side of the building; two signs are approved for the parking lot; one handicapped parking lot sign has been approved; planter boxes in between the bollards have been approved subject to colors, picture and samples first being submitted directly to the Chairman for final approval; the completed application and samples must first be submitted to the Building Department before any work can be done. If front door to be blocked, any material used must first be approved by the HPC.

228-230 Main Street – was represented by applicant Andre Lam. Mr. Lam brought revised drawings done by architect Al Zacccone. A special site meeting was held on January 15 to discuss discrepancies and the approved plans. (Minutes of this meeting were distributed.)

Mr. Lam said that he would prefer to eliminate the medallion on the front of 230 Main Street building and the square on the side of the building. The HPC advised that it would like to see the fascia extended to the Park Street side of the building until where the stucco begins. Mr. Lam explained that he is not sure who the tenant will be so there are no details supplied on the front door. Before any door is ordered, details will first be submitted to the HPC for approval.

Mr. Lam thanked the HPC for its cooperation and patience throughout this project. He said he would not be able to complete this project without the cooperation of the HPC and the Building Dept. and he appreciated this.

A motion was made by Donna McEntee and seconded by Juan Kuriyama to accept the plans and the changes that will be made which will include having the fascia go around the Park Street side of the building and continue to the end of the brick work and stop where the stucco begins; it will be built using a solid product, such as azak, as to avoid maintenance and be painted to match; drawings as submitted; a sample of the brick work will be put over the site of the 228 Main Street building to be reviewed when the sample is up for approval by the HPC; as far as the doors on the front of the building, that will be left open and when the applicant gets ready to order the doors, they submit details directly to the Chairman for approval; the football medallion will be removed from the Main Street side of the building as it will be in the way of the new fascia and the square will be removed from the top of the building on the Park Street side as it serves no

purpose; on the original plan the trim work on the second floor windows only was to be green, it will now be white. All were in favor of this motion.

Correspondence and Notes:

- A. Walking review of historic district (Kuriyama & Manfredi). New digital pictures will be taken so they can be used with the projector.
- B. Michael Landolfi advised that he is looking into J&R Shaving Arts and is checking into E-Z One Graphics to determine if the blind constitutes a sign. Donna McEntee said she will stop to look at the sign.
- C. Awaiting an official plan or map of the Historic District as well as a list of all businesses located in the Historic District from Building Dept. Mike Landolfi said the list should be available in about one week.
- D. Discussion on reviewing guidelines and application – will be conducted next month
- E. Letter received from Douglas Hansen regarding lights blocking egress at Palermo's. Situation was resolved.
- F. Oritani Bank – application was denied in October 2008 and they have not removed the sign as instructed or resubmitted a new application. The Building Dept. will be asked to issue a violation.
- G. The Wild Life – no response to letter asking that they submit an application for signage.
- H. Rialto Theatre – Al Zaccone advised that funds are tight and the plans have been sent out for quotes. He also advised that there are problems with the existing brick. David Bilow said he will look at the building and review the original application.
- I. An announcement will be put in the next Village newsletter advising residents how to access the minutes.

The election for Chairman, Vice Chairman and reappointment of Secretary was held.

Robert Olson was nominated as Chairman by Donna McEntee and seconded by Terry McDonough. All voted in favor of this motion.

Juan Kuriyama was nominated as Vice Chairman by Donna McEntee and seconded by David Bilow. All voted in favor of this motion.

Barbara DeLuca was nominated as Secretary by Donna McEntee and seconded by Terry McDonough. All voted in favor of this motion.

Announcements: David Bilow advised he will be unable to attend next month's meeting.

There being no further business, the meeting adjourned at 7:30 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept.
Zoning Board of Adjustment
Little Stars Day Care
Albert Zaccone, AIA