

NEXT REGULAR MEETING: WEDNESDAY, AUGUST 17, 2005 at 6:00 P.M.

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

JULY 20, 2005

Chairman Al Zaccone called the meeting to order at 6:14 p.m., it having been duly noted that this meeting is being held 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 31st day of December, 2004, and to the Star-Ledger on the 31st day of December, 2004. Roll call was taken. Commission members present were: Al Zaccone, Ed Arcari, Robert Olson and Mary Romme.

The minutes of the April 20, 2005, meeting were approved. There are no minutes for May and June as there were no meetings those months.

Correspondence and Notes: NOTE: 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.

Correspondence and Notes: A letter was received from Eikon Planning & Design regarding Slade Elevator at 47 Spruce Avenue asking for OPRA that anything regarding this building is documented as historic site or use and to give them this information. This request will be passed back to the Building Dept., as the Commission has no information on this. A letter was also received from the County of Bergen asking that if any buildings might qualify for a local landmark that the address is forwarded to the County.

New Business: Moran's Music and Gifts, (15 Mt. Vernon Street, Bldg. #1) was represented by business owner Marcella Moran. The application fee of \$45.00 was submitted. The application is to replace the existing sign with a new sign of the same size. The new sign will be an aluminum sign with gold vinyl lettering and dark green background (color samples were submitted). The text will read Moran's Music and Gifts. The sign is already lighted. There is currently letters in the window, which will be removed. The hours are the only thing that will be on the windows. Nothing will be placed in the windows. There is nothing else being done to the front of the building. The Commission would like to examine the front of the building to see if it needs repainting.

A motion was made by Robert Olson and seconded by Ed Arcari to accept the application as submitted replacing the existing aluminum sign that says 21st Century Music with a new sign that is 2 ft. x 7 ft. reading Moran's Music and Gifts, the background will be dark green with letters and border in gold as per the sample as well as the repainting of the white front portion of the building together with the trim around the door. All were in favor of the motion.

A short discussion was had on the motion. The Commission is not sure if the painting was already taken care of. It was decided that the Commission would go to the building the following day to examine if painting was necessary.

An amended motion was made by Robert Olson and seconded by Ed Arcari to approve the application for the sign (details listed above) with the condition that the Commission will make a visit to the building to examine the exterior to see if painting is necessary. All were in favor of the amendment to the motion.

The applicant was advised that she was granted approval for the sign and should start with the construction permit application to install the sign.

189 Main Street, was represented by building owner Cara Horowitz, (3 Horizon Road, Fort Lee, NJ 07024) and architect Jon Fellgraff (170 Glen Road, Woodcliff Lake, NJ. The application fee of \$45.00 was submitted.

The application is to prepare for a future tenant. She will remove the remnants of the previous awning and metal attached to it. The sign has already been removed. She plans to clean up the top of the building so that a new tenant can hang their sign. The door will be redone in a dark green. The trim will be painted dark green above and around the windows. The existing brickwork and stucco will be cleaned. All appurtenances such as brackets and ironwork will be removed completely. The masonry should be able to be repaired. The old frame for a recessed awning will be removed. There is some type of old opaque glass above the door that will be removed. The stucco will be painted the color of the brick. There is a perforated stainless steel screen that will be put over the air conditioner to hide it. The color green used will be HC135 Lafayette Green. 189 is on the door right now. There is nothing being done regarding signage until a new tenant occupies the premises. The building number will stay on the door. The basement doors appears to be lifted and in need of repair.

A motion was made by Al Zacccone and seconded by Mary Romme to approve the application as has been submitted with a drawing by Jon Fellgraff, AIA, depicting the alteration work being done on the brick, the stucco work, the storefront itself, excluding any signage on the building, the building numbers will be replaced and the application does not include any signage, any signage would be addressed in a future application, the colors that have been submitted are approved and the improvements as indicted on the plans are approved by the Commission. An amendment to the motion was made by Al Zacccone and seconded by Mary Romme that all appurtenances, brackets, anything not related to the building itself will be patched, repaired or replaced as necessary. All were in favor of the motion and amendment.

Old Business: Dunkin Donuts, (209 Main Street), was represented by Jacob Solomon, AIA (GK&A Architects, 36 Ames Avenue, Rutherford, NJ 07070). The

applicant was seeking approval for sign and trim colors. The natural and burgundy striped awning was not available. The sample that was sent to the Commission was not available and the applicant would like to switch to a solid awning instead. The frame is already on the building and will go across the entire face of the building as well as on the side of the building.

The Commission does not think a solid color awning is appropriate for the building. It also has a solid frame and does not have the front flap that the Commission is looking for. The original proposal had a scallop on the awning with a burgundy strip. This is what was originally approved. The architect thinks that the franchise owner is not able to obtain permission for the other colors. The new colors being submitted are crimson red and natural. Right now, the applicant would like to put a solid color. The shutters are in a burgundy color. The awning projects just beyond the face of the building just beyond the gutter line.

The Commission really needs to see a color rendition of the proposed awning in order to make a decision. The original rendition called for a striped awning with scallops. It is a very big awning and the Commission must be very careful in granting approval for this type of awning and coloring. The Commission is also concerned with the long-term maintenance of an awning of this type.

A motion was made by Ed Arcari and seconded by Mary Romme to deny the application of Dunkin Donuts for a solid color awning. All were in favor of this motion. Al Zaccone recused himself from this voting.

The applicant was advised to bring in alternative colors for the application with an actual color rendition for the Commission to review.

Unique Custom Home Improvement: The applicant needed to make a slight change in the color of the sign, which was also an acceptable color. Al Zaccone saw no problem with this change and told the applicant to go ahead.

New photographs of the historic district have been taken and new boards will be made. A proposed checklist was given to members for their review. The checklist should make it easier for applicants to send in missing materials so that their applications can be alerted to missing materials rather than being held over to the next meeting. It was suggested that perhaps on either the checklist or application itself that wording be added alerting the applicant that it might be beneficial to have the landlord present for the application in case any improvements to the building, which are the responsibility of the landlord and not the tenant, are a condition of the approval.

The Commission also thinks that when the applicant picks up the packet that the Commission should come up with some type of form that the landlord needs to

sign off that he will make the necessary improvements in order for the tenant to get approval on their application. The applicant needs to know that if they are not the owner of the building and are renting the space that they may be required to paint the front of the building, etc. If they do not think this is their responsibility, then they might want to have the landlord present for the applicant. It should be noted that it may be required that the building needs to be brought up to satisfactory conditions when they receive the application.

There being no further business the meeting adjourned at 7:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Carol Todd, Building Department
Moran's Music and Gifts
Cara Horowitz (189 Main Street)
Jon Fellgraff, AIA (For 189 Main Street)
Jacob Solomon, AIA (For Dunkin Donuts)