

**NEXT REGULAR MEETING: THURSDAY, JULY 24, 2008 AT 6:00 P.M.**

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION**

**JUNE 26, 2008**

Chairman Robert Olson called the meeting to order at 6:05 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 21<sup>st</sup> day of December, 2007. Roll call was taken. Members present were: Robert Olson, Mary Romme, Juan Kuriyama, James Manfredi, Terry McDonough and Donna McEntee. Also present at the meeting were Commissioners Anlian, MacNeill and Poli.

The minutes of the March 27, 2008, and May 22, 2008, meeting were approved. There was no meeting held in April.

**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.**

**New Business: (08-06-01) RHY Construction,** 17 Poplar Street. This is an application for a new four-unit townhouse, which will be located in the Historic District. The application fee of \$60.00 was submitted to the Building Dept. The applicant was represented by Bruce Rosenberg, Esq., (21 Main Street, Hackensack, NJ 07601); Thomas Cohen, Architect (346 Hamilton Place, Hackensack, NJ 07601) and Avner Turm (106 Parkview Drive, Teaneck, NJ 07666), contractor.

The side of the townhouse will be seen on the Poplar Street side of the property. Each unit will have one garage and there will be five spaces outside for the property. Plans were explained to the HPC. The ground level will be a brick veneer in a beige color. There will be white scallop trim on top of the clay color aluminum siding. There will be 3 ½" trim board around the window. The HPC thinks the back of the building needs some more detail because it will be seen from Main Street. The HPC requested a color elevation to get a better idea of what the completed project will look like. The doors will be a chrome green from Benjamin Moore. This color elevation listing the exact colors used can be submitted directly to the Chairman for approval to avoid waiting to the next meeting for approval. Mr. Rosenberg was given the Chairman's email address to speed the process up.

A motion was made by Juan Kuriyama and seconded by Donna McEntee to approve the design based on the submission of the color elevation to the Chairman; the color scheme will be in a beige theme with accent colors in green and white, with a detailed scheme especially on the back of the building and elevation facing Poplar including window trim colors, as well as a picture of the proposed lighting, doors to be in a dark green. All were in favor of this motion with the exception of Mary Romme, who abstained. The applicant understood that he needed to submit the additional information directly to the Chairman in order to gain final approval of the application.

**Old Business: (07-12-02) Wellbeing Land,** 175 Main Street. The roof shingles on the lower portion of the front of the building were replaced and there are two different colors. There should be one color on the roof. The siding on the side of the building needs to be repaired

where the gas meters were. A letter was sent to the Building Dept. to advise them of these necessary repairs.

**Supercraft Models, 174-176 Main Street** – A letter was sent to Ed Ballard to ask him if he could please address the storefront, which is in need of general maintenance and repair. In particular there are loose and dislodged wood panels and the basement steel door has eroded and is hazardous. If appropriate, the building owner should be advised that if repairs are not made within a set time period, a summons will be issued.

**New World Nails, 210 Main Street** – a letter was sent to the building owners asking them to take care of necessary maintenance. There is damaged wood over the pilaster and rotting wood at sloped roof/canopy, which needs to be replaced with proper material.

**Correspondence and Notes:**

- A. Walking review of historic district (Kuriyama & Manfredi) Final report is in file. Commissioner MacNeill and Mike Landolfi took pictures of all the storefronts in the historic district. Comm. MacNeill will give a set of pictures to the HPC.
- B. Letters were sent to: Supercraft Models, New World Nails
- C. Copy of letter from Board of Adjustment to Bruce Rosenberg, Esq., May 27, 2008 Re: 17 Poplar Street – proposed townhouses
- D. Child Development Center, 77 Park Street – lighting is wrong and conduit is not painted. No approval granted by HPC for any work done.

**Note for Ed Ballard:** Follow up needs to be done with Supercraft Models and New World Nails as no response was received regarding the January 15 letter. Also, Double J Nails still has the lit neon sign in the window.

**Announcements:** A discussion was had with Commissioners Anlian, MacNeill and Poli regarding Main Street. The HPC and the Commissioners discussed possible future plans as well as ways the HPC and the Building Dept. can work together. It was discussed that the HPC should submit something to the Village newsletter so that residents are aware of exactly what the HPC does and its mission. One article could explain what is expected when a new business opens or when a business closes. The HPC will update the website as well as contact the Patriot to see if they could possibly highlight a different Main Street business each week. It was also decided that a photo of each business should also be kept in the Building Dept. to make filing an application easier. It was discussed that the plan needs to be changed to include the pavers and parking. Any work done by the Village also needs to come before the HPC just as all other applicants within the historic district. Commissioner MacNeill said he would make all departments aware that they are subject to the same regulations as anyone else within the Historic District.

There being no further business, the meeting adjourned at 7:45 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept.  
Zoning Board of Adjustment  
RHY Construction – Bruce Rosenberg, Esq.

