

NEXT REGULAR MEETING: THURSDAY, JULY 26, 2007 at 6:00 P.M.

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

JUNE 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. The notice of the meeting change date was sent to the newspapers on Tuesday, February 20, 2007. Roll Call was taken. Commission members present were: Robert Olson, Mary Romme, and James Manfredi.

The minutes of the May 24, 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.

Old Business: (07-05-02) 252 Main Street, (Double J Nails) was represented by business owner Jennifer Ciu. The application fee of \$45.00 was previously paid. The applicant was instructed to return with a new application, complete with all details as to wording, size, color, materials used, how the signs are applied, location and approval by the Zoning Officer as to whether the percentage of signs were acceptable. She informed the Commission that the Building Dept. instructed her she did not need a new sign and to just bring the information to the meeting. She was instructed this was incorrect.

The applicant said she checked with the Zoning Officer and the signs were acceptable; however, the Commission will need formal notification from the Zoning Officer based on square footage in order to approve the application.

The business owner stated she had already removed the neon lights. The Commission gave her the previous application and instructed the applicant how to complete the application. She brought a drawing listing wording and sizes that the Commission will bring to the Zoning Officer requesting formal approval. The Commission will send a letter to the Zoning Officer asking for his interpretation as to the percentage of signs on this building.

A motion was made by James Manfredi and seconded by Mary Romme, to hold this application to the next meeting until the Zoning Officer makes a ruling. The applicant must return with a completed application in order to get approval from the Commission.

The applicant was instructed that the application would be heard on July 26, 2007.

New Business: (07-06-1) Clips Barbershop, (57-59 Grove Street) was represented by business owner Joel Solas (477 74th Street, North Bergen, NJ 07047). The application

fee will be dropped off to the Building Dept. tomorrow. The application is for a two-sided hanging sign made of wood and painted black, gold and burgundy. It will be mounted on an existing steel bracket. The size is 3 ft. x 5 ft.

The applicant did not realize that lights should be included as part of the application. It was explained to the applicant that approved gooseneck lighting would be acceptable to the Commission. Rather than hold the approval up and wait for another meeting, the applicant can submit the necessary information on the gooseneck lighting directly to the Chairman for approval. The applicant was informed that he would need to submit type of lights, color, how they will be installed, etc. and that there could be no exposed conduit if possible. This information must be submitted to the Chairman for approval before installation.

The applicant is proposing a projecting sign, which ordinarily is not approved. In some areas where a flat sign does not work for visibility, the Commission has approved a projecting sign under certain circumstances. This building would fit those criteria. The Building Dept. will advise the applicant how far out the sign could project.

The zoning ordinance does not accept any projecting sign so anytime an applicant desires a projecting sign they must apply for a variance before the Board of Adjustment even if the projecting sign is acceptable to the Commission. The guidelines for this Commission do permit projecting signs on a case-by-case basis.

The Commission feels that a projecting sign is the proper use for signage at this particular location based on its review as a Historic Preservation Commission and the proper installation as to signage for this particular building (it is located on a side street). The Commission feels this is the proper solution for this building as in the past on Mt. Vernon Street projecting signs have been approved.

The applicant said he is not planning on painting the front of the building or doing anything else to the front of the building. The applicant was informed that the existing bracket should have been removed when the previous tenant left.

A motion was made by Mary Romme and seconded by James Manfredi that the application submitted for 57-59 Grove Street, for a two-sided hanging sign made of wood and painted black, gold and burgundy be approved. It will be mounted on an existing steel bracket (painted black). The size is 3 ft. x 5 ft. The address and hours of operation can be located on the door or window. The name of the business will also be on the front door, which also must be first presented to the Chairman for final approval before installation. Approval would be granted for exterior gooseneck lighting provided the necessary information is submitted to the Chairman for approval prior to any installation. Necessary information includes: type of lights, color, how they will be installed, etc. and that there would be no exposed conduit if possible or conduit to be painted to match building colors. It is noted that the Commission feels that a projecting sign is the proper use for signage at this particular location and the proper solution for this building. All were in favor of this application. The application will now be forwarded to the other members in order to reach a quorum for approval purposes.

Correspondence and Notes:

- A. #06-12-1 – Dunkin Donuts – Parking Sign – Application considered closed.

- B. Application Checklist (Olson) – in process of being typed
- C. Color Chart – Donna McEntee made another copy of the chart, which will be given to the Building Dept. at the August meeting
- D. Walking review of historic district completed, working on pictures and report (Kuriyama & Manfredi). Juan Kuriyama and James Manfredi said that they were asked for identification from some business owners while doing the walkthrough. The Commission has asked Commissioner Anlian to assist in obtaining identification for the members.
- E. Letter to Commissioner Anlian to set up meeting with Mike Landolfi and Ed Ballard in August
- F. 2007 Grant Application Workshop – June 27, 2007
- G. Heritage Newsletter – July – October
- H. Bergen Arts Newsletter
- I. Bergen County History Breakfast July 13, 2007
- J. Letter to be sent to Building Dept. for businesses that have closed and need signs and appurtenances removed: Paradise Tanning, Unique Custom Home Improvements, Envision Eye Care

Announcements: Bob Olson cannot attend the July meeting.

There being no further business, the meeting adjourned at 7:05 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept.
Zoning Board of Adjustment
Double J Nails
Clips Barbershop