

NEXT REGULAR MEETING: WEDNESDAY, APRIL 22, 2009 AT 6:00 P.M.

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

March 26, 2009

Chairman Robert Olson called the meeting to order at 6:14 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, Juan Kuriyama, Terry McDonough and Donna Rose-McEntee.

The minutes of the February 26, 2009, 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.

IF THERE ARE ANY DEVIATIONS TO WHAT IS APPROVED, ANY AND ALL CHANGES MUST BE PRESENTED TO THE HPC PRIOR TO ANY WORK BEING DONE. THIS INCLUDES ANY CHANGES IN PLANS, MATERIALS, COLORS, ETC., WHICH HAVE BEEN GIVEN FINAL APPROVAL BY THE HPC.

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. The applicant was sent a letter as there were changes made after final approval was given and the HPC was not notified of these changes. It was again explained to the applicant that any and all changes in plans, materials, colors, etc., after final approval has been granted must first be brought before the HPC before any work is done. The applicant explained the reasons behind these changes.

The fence that was originally accepted was not approved by the state. There cannot be anything that points on the top or anything that will allow the children to climb. This new fence complies with state requirements.

The gate has been relocated for safety reasons to avoid a dangerous situation in exiting the children from where the cars are parking. The applicant states that this is not going to change the location of the planter boxes.

The front door has been replaced to windows in the same style. They used the same materials and colors as were already installed.

The HPC explained that although the changes are legitimate, the HPC should be notified before the change is made. There should also be plants put between the fences between the two lots. The broken tree trunk also needs to be removed.

A motion was made by Donna McEntee and seconded by Terry McDonough to accept the changes made by Little Stars Day Care taking into consideration the safety issues and recommendations by the state; approval is given to the changes in the glass panels on the front of the building instead of a door to keep the same aesthetics; additional plants will be placed by the fence between the two lots; approval is also given to the change of the location of the gate as well as change in style of the fence due to state regulations. All were in favor of this motion.

(08-10-01) Oritani Bank, 233 Main Street, was represented by Michael A. DeBernardi, Executive Vice President, Chief Operating Officer, and Juanita Mikell of Oritani Bank. Oritani Bank received a letter from Michael Landolfi, Construction Official, advising that they would be subject to a \$2,000.00 per week fine if they did not apply for an application within 30 days. The problem with this application is that they installed a sign without a permit and were informed in October 2008 that their application was not approved and they have ignored all letters requesting they apply for a permit.

A letter was received from Kevin Lynch, President, CEO, of Oritani Bank. Michael DeBernardi apologized for not taking the letters serious enough. He admitted that he did not research the ordinances in every town in their pursuit of speed in installing the new signs. Bob Olson explained that the HPC does its best to accommodate applicants; however, nothing was done in response to the October decision for a very long time.

The original application was denied in October 2008 as it does not go along with the original sign and scheme of the building. It does not go along with the colors, theme and whole composition of the original design and the new sign was installed without any approval. The original colors should be maintained with the new sign as the outside of the building was incorporated into this color scheme and the installed sign was done without any notion of trying to blend with the existing façade as to color or sheen. Maintenance is necessary on this building: rust and erosion on light fixtures.

In an effort to reach an acceptable compromise, it was suggested that perhaps a blue frame could be installed around the existing sign. To make the process easier, the applicant will email a new drawing to the secretary, which will be distributed to all members for approval.

NOTE AFTER MEETING: In receipt of the above, approval has been granted for a two inch blue border on the new sign, matching the existing blue in Oritani. Also, any light fixtures rusted need to be primed and repainted white. The third light from the left needs to be reattached. Approval was granted via email by the HPC.

Correspondence and Notes:

- A. Walking review of historic district (Kuriyama & Manfredi). Pictures were taken and the complete book listing any concerns will be included for each property.
- B. J&R Shaving Arts – the Building Dept. sent a letter on March 3, 2009, advising the applicant that it had 30 days to file an application or be subject to a \$2,000.00 per week fine.
- C. E-Z One Graphics – the HPC has determined that this is a permanent sign and an application needs to be filed, a letter was sent to the Building Dept.
- D. Map and list of businesses addresses received from Building Dept. and distributed
- E. Discussion on reviewing guidelines and application – will be conducted next month
- F. The Wild Life – they have been in contact with the Building Dept. to correct the situation
- G. Rialto Theatre – a letter will be sent to the Mayor and Board of Commissioners advising that the building is an eyesore. People have questioned that the area

might be a safety hazard. The HPC thinks that perhaps projects like this on such a large scale should require that some type of escrow or bond be posted so that in the event a situation similar to this happens again, there is a means to address it. Since this is such a prominent building on Main Street, it has a detrimental effect on all of Main Street. Perhaps creating a new ordinance to help the Building Dept. address this situation would be beneficial. A letter will also be sent to Al Zaccone, AIA, asking for an update as to when work will begin.

- H. Berries Restaurant – a letter will be sent to the business owner advising that temporary signs are located on the window and an application is necessary for a permanent sign.
- I. Wellbeing Land – a letter will be sent to the building owner advising that if the roof shingles are not fixed, the Building Dept. will be asked to issue a violation.
- J. Donna McEntee is working on a logo for the HPC.

Announcements: None at this time.

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

The April meeting will be changed to Wednesday, April 22, 2009, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept.
Zoning Board of Adjustment
Little Stars Day Care
Oritani Bank