

NEXT REGULAR MEETING: THURSDAY, NOVEMBER 20, 2008 AT 6:00 P.M.

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

OCTOBER 23, 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 21st day of December, 2007, and sent to the Star Ledger on the 21st day of December, 2007. Roll call was taken. Members present were: Robert Olson and James Manfredi. Juan Kuriyama arrived after roll call.

The minutes of the September 25, 2008, 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): Al Zaccone pointed out that since there was not a quorum present, the Commission could act as a Committee and listen to the applications and then bring the information before the missing members. Juan Kuriyama did arrive after roll call so there was a quorum present.

Old Business: 228-230 Main Street - Architect Al Zaccone was present with the building owner to present some samples of brick being used on the 228-230 Main Street project bought a board that was initially presented for conceptual approval to the Commission. The Planning Board would not allow the third story because of parking. The intent of the project really hadn't change and the general look of the project really hadn't changed except with the reduction of the structure both with the existing and the new structure at 228. They had proposed to get in a means of egress from 228 coming out onto Park Street. This will provide storage and egress and nothing will be exposed. There are steel doors leading to the trash area.

The existing building is very sound although there are some deteriorating areas. The construction of it is a full brick wall. It is not a brick veneer, it is all interlocking brick. The face of the brick cannot be taken off so they are left with the situation that all of the brick would have to be taken out to install the steel. They are looking to cover this up with the sample brought to the meeting. They were hoping to maintain the brick against the Main Street side. They are not installing a brick face but a real brick that is installed on a grid system over the existing brick so it does not peel off. The metal backing gets anchored into the brick.

The Commission felt that this style looked a little too modern but Al Zaccone said it will actually fit in better with the surrounding buildings. The Commission would prefer to see the bay windows kept on the building. Al Zaccone said that they were in poor condition and were a problem as far as water and pigeons. The new tenant, Luka's, would like an awning and pigeons would be a problem with these types of windows. The windows are also an egress window. The building owner said that he already ordered 18 windows to meet the egress size and this would present additional unexpected costs. The Commission explained to him that he was supposed to come back for approval before beginning the project because the original project was for conceptual approval only, not final approval. This would not be a problem if it was brought before the Commission earlier. Al Zaccone said the look and colors are the same, intent is the same but the

existing bay window was rotted out and there was a lot of water damage and to rebuild these windows would only create the problems that existed before. Al Zaccone feels this is a better look with what is on Main Street.

They are proposing to put in a panel on the storefront window and then that same grid would be painted on to look like stained glass as the leaded panel is cost prohibitive. Al Zaccone could not bring a sample as it is only a vinegar base paint applied directly onto the inside of the glass. This will not wash off. It has a treatment on it to seal it. It will replicate the desired look.

Juan Kuriyama said he doesn't mind these windows but a good compromise might be to introduce stone lentils. Al Zaccone said this is not practical to do because of the interlocking and its thickness. The windows will be white with painted green molding. He will leave a sample of the colors to be used for the building. The colors will be grey stucco and brick red aluminum frame as well as dark green for the most part. The bottom part will be the grey stucco.

The individual tenants will come back for approvals for their signs.

A motion was made by Juan Kuriyama and seconded by James Manfredi, to approve the plan based on the rendering, there will be aluminum white windows with green trim; light fixtures will be forest green; stone lentils and stone seals on 228 Main Street and stucco lentils and seals on 230 Main Street and the Park Street side (beige color with grey tint name to be provided); maintain corbel brick on both buildings; approved brick is going to be Flash Martingale (actual color name to be provided) running bond to be used; submitted colors to be used, which have been marked on the elevations – looking to use a combination of three colors, grey, brick or copper red and a dark green; tenants will come in separately for sign approval and any approval that they need; glass design will be painted glass panel. All were in favor of this motion.

New Business: (08-10-01) Oritani Bank, 233 Main Street. Application fee was not submitted as applicant said she was told to wait until approval was granted before submitting fee. (It was explained that this was incorrect and the fee needed to be submitted). The applicant was represented by Juanita Mikell of Oritani Bank. The application is for new signage that was already installed.

The color of the sign changed. The name of the bank changed to Oritani Bank. The sign used to be blue background with white lettering. The sign is now white background. Maintenance is necessary on this building: rust and erosion on light fixtures. The new colors do not go with the scheme of the building. The ATM machine, awning were all based on the dark blue coloring. The new sign does not work with the conformity of the building. The Commission explained that the application should have been heard by the Commission before the sign was installed. The same color scheme should have been kept to maintain the conformity of the building. The colors should have been kept and just the name changed. The applicant will have to resubmit this application. It will be kept open with a proposal for a new sign for the front of the building.

A motion was made by Juan Kuriyama and seconded by James Manfredi to deny the application 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. All were in favor of this motion.

NOTE FOR BUILDING DEPT: All application fees are due paid when application is submitted. Fee is not based on approval of application.

(08-10-02) Johnny's Chicken Magician, 220 Main Street, was represented by business owner Luis Alarcon (55 Bergen Avenue). The application fee was submitted to the Building Dept. The

application is for new signage.

The applicant is proposing an aluminum sign in a burgundy background with gold lettering to read: Johnny's Chicken Magician 201-641-2255, 120" wide x 24" tall x 1" deep with three burgundy color gooseneck lights. Maintenance necessary on this building: brackets need to be removed.

A motion was made by James Manfredi and seconded by Juan Kuriyama to approve the application as submitted with the option of installing three burgundy color gooseneck lights, all electrical wiring to be concealed; removal of brackets and existing signs on window; telephone number and address can be installed on the window; any changes to be submitted directly to Chairman for final approval; sign cannot be installed until all necessary information is submitted for final approval. All were in favor of this motion.

Old Business: Supercraft Models, 174-176 Main Street – Letter will be sent to Building Dept. requesting that a fine be issued.

Correspondence and Notes:

- A. Walking review of historic district (Kuriyama & Manfredi) Final report is in file, pictures need to be taken. ID badge given to Juan Kuriyama.
- B. Double J Nails – still has lit neon sign in window. Building Dept. should have it removed
- C. No response received after second letter from: Supercraft Models, J&R Shaving Arts, E-Z One Graphics advising they need to submit application to the Commission for new signage. Letter will be sent to Building Dept. requesting that fines be issued.
- D. 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.
- E. Discussion on reviewing guidelines
- F. Letter received from Alfred Egenhofer regarding Village Laundry. Letter to be sent to Alfred Egenhofer advising the HPC accepts the repair to the sign for Village Laundry
- G. Heritage Newsletter – James Manfredi made copies for all members
- H. Bob Olson will look into letterhead for the Commission.

Announcements: None.

There being no further business, the meeting adjourned at 7:20 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept.
Zoning Board of Adjustment
Al Zaccone, AIA
Oritani Bank
Chicken Magician