

NEXT REGULAR MEETING: WEDNESDAY, NOVEMBER 16, 2005 at 6:00 P.M.

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

OCTOBER 19, 2005

Chairman Al Zaccone called the meeting to order at 6:04 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 and Theresa McDonough.

The minutes of the September 21, 2005, meeting were approved.

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.

Public Comments (not pertaining to applications): None

Correspondence and Notes: None.

Old Business: Star Nails, 233 Main Street, submitted the beige color for approval. Glidden Stowe White 75YY83/062 color was approved and they can begin painting.

George's Café, (218 Main Street) was represented by business owner George Gkouveris (296-0095). The awning maker was also present. The application was to install an awning on the storefront with lettering on it. Information had been sent to the Commission prior to this meeting. Al Zaccone reviewed this information and sent it back to the awning maker with comments.

There will now be lettering in the window as well as on the awning. The Commission advised that this signage would require review from the Zoning Officer as it is considered a second sign.

The applicant brought colored copies to the meeting. The proposed awning is different than the original requested awning. The Commission questions if the signage on the awning will be visible as it is on a slope. The applicant feels he needs the lettering on both the awning and the windows so people in cars and walking are able to see his sign. Approval of the awning will require review by the zoning officer to make sure it is also acceptable as to size. This is separate from approval by the Historic Preservation Commission.

The back of the awning will be finished and painted in burgundy to match the awning. The slope of the awning is more gradual than the original application. A sample of the burgundy color was submitted. The lettering on the awning will be white. The lettering in the window will be white with burgundy edging and a fine white outline. The lettering will be 40" wide and 16" high in the first window where it says George's Café. The second window on the left side reading Greek Restaurant will be 12" high. The existing sign will be painted over in burgundy.

The applicant must go for approval before the Zoning Board for the lettering in the windows. The Commission has no problem with the lettering in the windows but there is still a concern of visibility where it says George's Café & Grill on the awning because of the slope. It will be visible from across from the street but not when coming down the street. The window will be what is visible when coming down the street. The frame will be painted in a burgundy color to match the awning and remain open. The arch will be visible. The existing sign on the face of the building will be painted burgundy. The light fixtures need to be tightened up and straightened. The exposed conduit needs to be fixed.

A motion was made by Theresa McDonough and seconded by Ed Arcari approving the application as submitted with the samples shown; that the approval is for the awning with the lettering as indicated; that it is going to be open on the bottom and back; that the frame will be painted to match the color of the awning, which is a burgundy as has been submitted; the lettering is going to be white on the burgundy awning, that the light fixtures are going to be straightened and adjusted and that the approval also includes two signs in the two windows for a total of three signs, the sizes are indicated on the application 40" x 16" high is one sign, and 40" x 12" high is the other sign; and it will be white and burgundy paint, and it is subject to approval by the zoning officer. All were in favor of this motion.

A motion was made by Al Zacccone and seconded by Ed Arcari that the approval is subject to all of the signage being removed and that there is no neon or signage within two feet of the inside face of the window. All were in favor of this motion.

The applicant was advised that he need to get a permit to install the awning and he also needed to go to the Zoning Officer for the awning and to verify that the size and that it is acceptable and also for approval of the lettering in the window. Approval from the Historic Preservation Commission does not mean there is approval to proceed with the work, the applicant must go before the Zoning Officer for approval as well and possibly a variance will be needed.

Nextel Communication, (239 Main Street) submitted an application for a wireless communications facility on the Camelot Apartments. The application was submitted by Gregory Czura, Esq., (Czura Stillwell, LLC, 29 Race Street,

Suite #2, Frenchtown, NJ 08825 908-996-5200 Fax 908-996-5202). The application fee of \$45.00 was submitted.

The applicant would like to install 12 panel antennas and equipment shelter on the roof of an existing apartment building. Four of the antennas will be mounted to the building face and painted to match. The equipment shelter will be 4' x 20' and will be grey.

The application will be held over. The Commission needs to verify that nothing will be seen outside of the antennas themselves on the face of the building including any conduit, that there will be no exposed conduit or wiring or any other appurtenances. The Commission needs this additional information to verify this information. On Drawing S-5, the elevations are depicting four rectangles but it does not show any kind of cabling. The Commission would need more information on this as well. The application will be carried over until receipt of the information.

NOTES:

NOTE TO BUILDING DEPT.: The Commission is requesting a copy of an updated list of all businesses in order to accurately indicate the addresses of the storefronts on its presentation boards.

Bob Olson is reviewing the application checklist and will be making some changes.

Ed Arcari will work on updating the sample color chart used by the Building Department to assist applicants. The chart is for suggested color schemes.

There being no further business the meeting adjourned at 6:45 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Carol Todd, Building Department
Star Nails
George's Café
Gregory J. Czura, Esq. (attorney for Nextel)