

NEXT REGULAR MEETING: THURSDAY, OCTOBER 23, 2008 AT 6:00 P.M.

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

SEPTEMBER 25, 2008

Chairman Robert Olson called the meeting to order at 6:03 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, Juan Kuriyama and Terry McDonough.

The minutes of the August 28, 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): None.

Old Business: Architect Al Zaccone was present to give an update on changes to the 228-230 Main Street project. Al Zaccone said that the scope of the project on Park Street had changed. Originally what was approved was to cut the building back and provide parking.

Al Zaccone wanted to explain the current elevations that meet with the approval of the Zoning Board. What was initially proposed was a three-story building that would have two stories of apartments over the existing store front. The applicant was initially proposing parking on the Park Street side of the building. What had been initially reviewed and commented on by the traffic department is that they were not in favor of having parking in the back after reviewing same with the Zoning Board and an informal presentation with the Planning Board. This was not going to be a project that would be looked upon favorably.

His client then came back and reduced the size of the building to address the problem of parking on Park Street across from the police station and adjacent to another storefront and the municipal building with a very narrow street with a loading. What was approved by the Zoning Board was a reduced scale of the project that would include two to three storefronts that were currently two storefronts but since the building was so wide, one side could be made into two storefronts and a total of seven apartments, one bedroom and efficiency apartments above the storefront. A variance was granted with regard to the parking. There were apartments above the storefront.

As the applicant had been opening up walls, they have discovered that a lot of the bricks were mismatched; a lot of areas had been patched up at different times as alterations had occurred at different times. They are proposing that the building on the right side (Luka's will be moving in) that the building is in such disrepair that they are looking to put a real brick (1/2 inch thick) and applying it over the face of the building and including it along a portion of Park Street. This way it will clean up that entire side. They want to bring the brick pattern back so that along Main Street it will be the dominant look. Because the whole balance of Park Street is in brick and it becomes very costly, they are looking to break the brick panel up to highlight the look of the front from the balance of the building. The balance of the building over the brick will be stucco and the back area, where there is a gate – an open gate with a walkthrough – will now allow for a second

means of egress as well as storage of the garbage pails. Next to that will be a pair of steel doors leading to the trash area for Luka's Restaurant. This will allow storage inside the building. Next to that is the entrance that leads to the kitchen into Luka's. There is one additional opening, which is actually a second means of egress to the restaurant and also gives him an opportunity to possibly have tables outside. This takes care of the 230 side of the project.

228 Main Street will also reduce the height of the building by one story. They are lining up the two floors of the apartment so that it is one straight run. They will bring in a very similar storefront as 230 Main Street. The base will be a stucco panel. A PVC trim will be used so it does not rot. The entrance to Luka's is recessed. There is a vestibule with a single door. At 228 on the very left side, will be an entrance to the apartments. The balance of that all the way on the right side of 228 will be a single door. It will have the same look. They are looking to have the front of the building to have 2 x 6 wood frames with brick veneer. There will be a slight difference in color than the brick veneer so there is a consistent look but still distinguishable from the other building.

The back of the building, which is a west elevation, will be done in stucco and wood frame. The sides of the building will remain the same in masonry and brick. The HPC questioned why the bow style windows were not being replaced as originally presented. The HPC said that the bow windows were part of the original building and that the look would retain the historic significance of this building as it was built originally. Al Zaccone said that the originals were all rotted and once the building was changed to a two story, this bow look would not work in their opinion. Al Zaccone felt it would present problems to put the bow style windows back. He does not feel that this is a better solution than the change they made. The HPC would like to see the color scheme for the project. Al Zaccone said he will have to come back with signage applications and can then bring the color scheme. Lentils on Main and Park Streets where brick is applied will have concrete lentils all other stucco areas will have lentils constructed with stucco to match concrete lentils. The Park Street side has three windows that will be stucco. The HPC felt the stucco should be dressed up a bit to give the windows some character and uniformity. Al Zaccone said he will re-present this to include some colors. He would rather highlight the corner portion of the building than the windows. He would like to make the doorway more dramatic. He said he will put some additional wood trim and embellish this area. The HPC needs colors for the doors, as well as detailed information on the front glass panel before it is installed. This can be handled as a continuation of the existing application. The HPC has some concerns about the 1/2 inch brick since sometimes over time there can be problems. Al Zaccone said he will return for the next meeting with detailed information. He will look to see what grid windows will look like as well as details on lentils, colors and entrance doors. The HPC requested samples of brick and brick veneer material. The HPC wants detail on door style finish on both store fronts.

New Business: (08-08-01) Palermo's Bakery, 187-189 Main Street. An application for a new canopy was submitted to the Building Dept. The application was represented by owner Joanne Bruno. The application fee was previously submitted. The applicant explained that they have changed the canopy since it was previously submitted.

The applicant brought a picture of the new canopy and samples from Reidel Signs. Mr. Reidel said he will be making the sign, which will be covering up the existing façade. There currently is stucco and a recessed panel. They propose to make a galvanized frame to go over that and they are going to laminate or bolt on that frame aluminum with a solid PVC to make it rigid, the top and bottom of the sign structure will be stainless steel to go across. The panel will be stainless steel center panel raised about 1 inch off of it with a 3/4 inch brace stainless steel letter, the ovals will be fabricated and have a raised stainless steel letter painted black, so that there is a two-tier letter. Palermo's will have a slight silver edge that goes around it to enhance it up against the burgundy background. There will be gooseneck lighting above the sign. The projection of the overhang is about 22 inches, there is a little bit less on top. They plan to go partially up to the window and the framework will encapsulate the front awning that juts out in stucco. It will be bolted inside and caulked. When it rains the water will go over the top of the sign because there is a little pitch.

There is a bit of a space between the building and the sign will stop a few inches short so there is a one inch lift on the side. The side that is seen on Main Street will be covered with the same material. This will stop the water from coming down and going over the sign. The applicant wants to paint the building before the new canopy is installed. She is thinking of painting the building a light grey to blend in with the stucco.

The awnings over the window are simply a cloth awning. They will have two frame pieces going back to the window with a possible valance. They are open on the sides.

The applicant was advised that there is some maintenance that needs to be done. The sidewalk needs repair and also needs to be power washed. There is cracked stucco on second floor window, coping needs repair, open joints at face brick.

A motion was made by Juan Kuriyama and seconded by Terry McDonough to approve the application as presented with the aluminum and burgundy finish; the light fixture will be black or stainless; there will be burgundy color canopies over the upstairs windows with black arms; the lettering will be stainless steel with black background with the exception of the cake gallery and bakery sign that will be black with the stainless steel borders on top and bottom; the burgundy panels will be continued on the top, bottom and sides; the owner will correct the brick on the return of the right side walls facing the adjacent building; as well as repair and paint the stucco light grey; as well as resetting of pavers where lifted and power washing the sidewalk. The owner was advised to contact the DPW if paver lifting is due to tree and they will trim any roots. All were in favor of the motion. The applicant will drop off the color sample number to Bob Olson for final approval.

(08-08-03) TD Bank, 245 Main Street – application for like-for-like signage. The fee was submitted to the Building Dept. The applicant was represented by Bradford Bohler. TD Banknorth will be going by the name of TD Bank. The signs will be like-for-like signage to exchange for the new face with the new name of TD Bank. Some of the drive through and parking lots signs will be decreased in size. They are going with the new TD logo which is a TD shield and the two different color greens with white lettering. The post on the front pylon needs painting.

The HPC notes that several of the windows are blanked out in a white color. The HPC would like to know how they plan on addressing the window. The applicant said he will find out and get back to the Commission.

There are some maintenance issues for this property. The drive way entrance needs repair.

A motion was made by Juan Kuriyama and seconded by Terry McDonough to approve the application as presented pending the improvement of the pylon post to repaint it to match the colors of the signs and repair the loose light fixtures and the entrance to the driveway; as well as to address the film applied to the windows and advise the HPC of plans for this window. All were in favor of this motion.

Old Business: Supercraft Models, 174-176 Main Street – Final letter will be sent that if they don't come in and submit an application, a letter will be sent to the Building Dept. requesting that a fine be issued.

Correspondence and Notes:

- A. Dan Donnelly will be contacted to check on the status of the ID badges
- B. Walking review of historic district (Kuriyama & Manfredi) Final report is in file, pictures need to be taken
- C. Letter sent to: Oritani Bank, Village Laundry Re: application needs to be Submitted. No response so another letter will be sent to business owners.

- D. Double J Nails – still has lit neon sign in window. Building Dept. should address this.
- E. No response received from: Supercraft Models, J&R Shaving Arts, Chicken Magician, E-Z One Graphics advising they need to submit application to the Commission for new signage. Second letter will be sent to these businesses.
- F. 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.
- G. Letter from Oritani Bank requesting info on obtaining application (Building Dept. already delivered application)
- H. Discussion on reviewing guidelines
- I. Next newsletter deadline is October 17

Announcements: None.

There being no further business, the meeting adjourned at 7:15 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept.
Zoning Board of Adjustment
Al Zacccone, AIA
Palermo's
TD Bank (Bradford Bohler, PE)