

NEXT REGULAR MEETING: THURSDAY, OCTOBER 25, 2007 at 6:00 P.M.

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

SEPTEMBER 27, 2007

Chairman Robert Olson called the meeting to order at 6:20 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, Terry McDonough, Donna McEntee, Juan Kuriyama and James Manfredi.

The minutes of the August 23, 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: (07-08-02) – 19 Mt. Vernon Street – Seoul Enterprise Limo, was represented by the business owner, Tae Ho Jung (61 Cedar Street, Ridgefield Park). The application is for new signage. The application fee of \$45.00 was submitted.

The signage was already installed prior to applying for approval. The applicant advised that his landlord gave him permission to install the sign on an existing frame. The Chairman explained that he should have come before the Commission for permission first. The existing bracket and sign should have been removed by the previous tenant. The Commission feels this application needs to go before the Zoning Officer for approval first. Projecting signs normally are not permitted unless there are special circumstances and a variance is granted.

A motion was made by James Manfredi and seconded by Terry McDonough that this application must first go before the Zoning Officer for approval as it is a projecting sign, which normally is not permitted. An amendment was made by James Manfredi and seconded by Donna McEntee that the application will remain open pending possible submission of new drawings for a new sign and waiting for a decision by the Zoning Officer. All were in favor of this motion and amendment.

(07-09-01) - 226 Main Street – Ibadom Korean Cuisine, was represented by the business owner, Changhee Yan (928B Banta Place, Ridgefield, NJ 07657). The application is for new signage. The application fee of \$45.00 was submitted.

The applicant plans to replace the existing wood frame storefront and sign with new natural oak wood. There is no painting to be done on the wood, only varnish will be applied. The color will be natural oak wood color.

The Commission had concerns that although the oak is beautiful that when the water gets in it from sitting on the concrete, it will turn black. The Commission felt that the applicant should be made aware that if it were not sealed properly, it would turn black.

The current sign will be covered with natural oak wood and will read: Ibadom Authentic and Cross Cultural Korean Cuisine Tel (201) 641-8828 in dark brown painted wooden letters attached to the sign board. The size of the sign will be the same as the existing sign. The sign will be installed over the existing sign after the letters are removed. The Commission recommended that the existing wood storefront remain and be repaired. The door on the right that leads to the apartment also needs to be addressed at this time. The Commission expressed concerns based on the application of the materials and the product being put on and there needs to be more detail submitted. The applicant questioned about painting the storefront rather than covering the face of the storefront with oak. If the applicant paints the storefront, he may contact the Chairman directly with the colors and size of the letters so the application may be approved without waiting for another meeting.

A motion was made by Donna McEntee and seconded by Terry McDonough that the application is accepted pending some changes, including not using the solid oak on the storefront but rather painting the storefront and replacing any necessary trim, the Commission also must be advised of the size of the letters and colors for the sign and to comply with this application there is some exposed cable above the lighting and windows which needs to be repaired, the applicant will get back to the Commission through the Chairman with the color choice and size of letters for final approval, it will not be necessary to wait for another meeting for color approval; the existing sign will be covered with a piece of laminated board that will have lettering on it that will be placed over the existing sign but will be the same size as the existing sign. All were in favor of this motion.

Detail submitted to Chairman after meeting. Sign to be 176" x 23" Existing/Color satin soufflé with black letters on two lines. First: IBADOM – 12" Height, Second Line: KOREAN CUISINE RESTAURANT – 5" IN height/ Phone number to be included on left side/ 3" Height as submitted.

New Business: (07-09-02) – 172 Main Street – (The Rialto Theatre) Candice Choi, was represented by architect Al Zaccane. The application is for conceptual approval from the Commission so the applicant can make an application before the Zoning Board, which will not review it until there is approval from this Commission. The application fee of \$45.00 was submitted.

The applicant is asking that additional information be submitted to finalize this application including the exact colors, signage, and exact materials. There may be a change and modifications done in the approval process and that in concept that what is planned is acceptable to the Commission and that the Commission has the opportunity to review whatever is finalized and decided by the applicant and the Zoning Board.

The applicant brought some pictures of the existing building. The building does not function as a theatre anymore. The applicant is looking to maintain the front of the building. There is only a portion of that building based on the size and overall height that can really be utilized as a second floor. The applicant is looking to create retail stores in that space and stepping up the elevation. The second entrance will be on Cedar Street. The site plan shows that brick pavers are included, which match the standard of the Village. They are looking to dress up the corner and to maintain the front and keep the

entrance recessed and maintain the look of the front. There are no proposed changes to the elevation. The windows will be changed. The marquis sign in the front will be replaced with a flat sign. Gooseneck lighting will be provided on top of the sign. They are looking to keep the entrance recessed. There are entrances into the individual stores on Main Street with a corridor down the middle, which will be ramped down because of the slope and having access into some rear stores that are also accessible off Cedar Street. There will be an elevator on the Cedar Street entrance and another set of stairs. There will be rear stairs for egress on the second and first floor. There will be additional stores in the back. It could turn out that someone might rent the entire first floor or back of the store. The intent is for retail tenants. There will be an atrium effect leading up to the second floor. They are planning on installing a couple of skylights over the rotunda as well. Initially they are looking at the possibility of seven renters in this space.

A motion was made by Juan Kuriyama and seconded by Terry McDonough to approve the conceptual restoration of the theatre conversion to retail space and also that when the drawings are finalized, the applicant will come before this Commission for final approval of colors and details. Masonry is included in this application as well as all signage. All were in favor of this application.

(07-08-01) – 161 Main Street – The Bilow Group submitted an application for new signage. The application fee of \$45.00 was submitted. No one was present on behalf of this application.

The applicant plans to install new vinyl letters and logo to the front window. The colors will be orange and dark brown in 8" x 6' for the name and 1-8 x 1-8 for the logo. Some maintenance repairs was noted on the walk through: the numbers on the door need to be repaired, the wooden door needs painting, the fascia board on the new siding is exposed and needs repair.

A motion was made by Juan Kuriyama and seconded by Donna McEntee to approve the application for new signage in the window as submitted including refinishing of the door and replacing of the brass door kicks, adjusting the numbers on the door and repairing the missing siding fascia by the roof, the steel retaining wall needs to be refinished to match the existing color. All were in favor of this motion.

Correspondence and Notes:

- A. Application Checklist (Olson)
- B. Walking review of historic district (Kuriyama & Manfredi) Final report is in file, pictures need to be taken
- C. Waiting to hear back from Commissioner Anlian on ID badges for members
- D. Waiting to hear back from Commissioner Anlian on meeting with Building Dept. He is waiting to hear from Commissioner Storer on a date.
- E. Bob Olson received a phone call about the building across the street from the municipal building 71-77 Park Street and if it was in the Historic District. Bob thinks it is in the Historic District. A letter will be sent to the Building Dept. advising that the Commission feels it is in the Historic District.
- F. A letter will be sent to the Building Dept. that the sign installed for Seoul Limo on Mt. Vernon Street needs to be reviewed for Zoning.

Announcements: None.

There being no further business, the meeting adjourned at 7:09 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept.
Zoning Board of Adjustment
The Bilow Group
Seoul Enterprise Limo
Ibadom Korean Cuisine
Albert Zacccone, AIA (Rialto Group)