

**NEXT REGULAR MEETING: THURSDAY, JUNE 24, 2010 AT 6:00 P.M.**

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION**

**May 27, 2010**

Chairman Robert Olson called the meeting to order at 6:15 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 28th day of December, 2009, and sent to the Star Ledger on the 28th day of December, 2009. Roll call was taken. Members present were: Robert Olson and Donna McEntee.

The minutes of the April 22, 2010, meeting could not be approved as there was not a quorum.

**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: General Discount (10-05-01), 189 Main Street,** was represented by business owner Andrew Yoon. The application fee was submitted to the Building Dept. The application is for new signage on the building.

The applicant proposes to install a new aluminum sign 10' wide x 3' high, the background color will be black with yellow and white lettering to read: General Discount (yellow) "It could be here!!!" (white). The sign will have an aluminum frame around it. There are no plans for lighting at this time and although the HPC suggested including the lighting on the application, the business owner decided against it. The applicant was informed that if he changed his mind he must make a new application for lighting before the HPC before installation. No neon or illuminated signs are permitted on the building. The address and hours of operation are permitted on the door or window in 2" letters. The HPC will need to see an actual sample of the color yellow to be used and must be given the proper name of the color to be used. The yellow material was dropped off to the Chairman. The color is Oracal #651.

A tentative motion was made by Donna McEntee and eventually seconded by Terry McDonough to approve the sign as shown, contingent upon the Submission of the color yellow along with the proper name and number of the color yellow to be used; the size of the sign is 10" wide x 3' high, it will be made of aluminum with a black background, with yellow lettering to read General Discount and white lettering to read "It could be here!!!"; no address or phone number is on the sign; the applicant was advised that he needs to put the address and hours of operation on the door or window in 2" letters; the applicant was also informed that he cannot have any neon or lit signs on the building; no lighting is proposed at this time. A vote on the motion will be taken when all missing information is furnished to the Chairman.

**NOTE AFTER MEETING:** A sample of the yellow color Oracal #651 was provided to the Chairman and all information was given to all members so that a vote could be taken on the motion. All voted in favor of the motion.

**Old Business: The Rialto Theatre, 172 Main Street** – Building owner Candace Choi was present with her contractor, Angelo Laffa, Project Manager, for Gem Construction Remodeling & Design LLC (201) 294-6010 Fax (201) 857-2222 [GEM.Construction@Luckymail.com](mailto:GEM.Construction@Luckymail.com).

Mr. Laffa does not think brick veneer will work on the front of the building. He plans on patching up the brick and going over the joints. Some lentils were not in good shape, they need to come out. In previous discussions, the HPC was informed that the lentils were in poor condition. Some type of moisture is pushing the bricks out. The Cedar Street side of the building will definitely be brick veneer on the top to make it consistent. The poor condition of the front of the building is very obvious. Mr. Laffa would like to repair the whole lentil. He would like to redo the bricks in bad condition. The good bricks were power washed and cleaned up. He has a selection of two different bricks. The front needs to be redone.

The concern of the HPC is how long a repair will last. There is a lot of brick that is damaged and how will it match with the new bricks. They are trying to look for used bricks but have two other possible alternate bricks in mind. The HPC thinks these two bricks look like different colors. The lentil over the front of the door is still not good. This needs to be replaced with all new bricks. The HPC suggested that the contractor look for better matching bricks or show the HPC part of some of the bricks that have been acid washed to see what it looks like and maybe in a smaller portion, show what the new bricks will look like. The HPC offered to meet at the site to help keep the project moving. The contractor took Bob Olson's phone number and will contact him when he is ready to meet with the HPC.

As far as the decorative details, they will clean up and fix whatever is necessary or replace it. The building needs to look in acceptable shape for July 4<sup>th</sup>.

### **Correspondence and Notes:**

- A. New planters/trash receptacles on Main Street/new municipal parking lot/repair/replacement of wall after Village Christmas tree fell down/proposed new municipal message board – no response to letters sent to Mayor & Commissioners – HPC attended caucus meeting on May 20, 2010

Bob Olson, Donna McEntee, Terry McDonough, and Juan Kuriyama attended the meeting with the Mayor and Board of Commissioners. They listened to the concerns of the HPC. Money is tight so many of the rumored projects cannot be done at this time. Donations were received for a new message board but not enough to cover the full cost so nothing is planned at this time.

Commissioner MacNeill advised the HPC to email him whenever there is a new application and either he would attend or have a member of the Building Dept. attend the meeting. There was a discussion on a possible bond for large projects to ensure that they were completed. As per Commissioner Anlian the planters and trash receptacles were not ordered at this time but would be done before the end of the year.

- B. Little Stars Day Care – a letter was sent to Mike Landolfi, copy to Martin Durkin, requesting meeting between all parties – no response – Mt. Vernon Street location is now closing
- C. Donna McEntee is working on logo for HPC
- D. Funds were encumbered to order supplies. Donna McEntee is working on acquiring the cabinets at a nominal fee.
- E. Update on Rialto Theatre – Mrs. Choi and her new contractor attended the meeting

**Announcements:**

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

The next meeting will be June 24, 2010, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept.  
Zoning Board of Adjustment  
Candace Choi (Rialto Theatre)  
Andrew Yoon (General Discount)