

**MINUTES OF THE
MAIN STREET REDEVELOPMENT COMMITTEE
MARCH 20, 2007**

Chairman Joseph Cavaluzzi called the meeting to order and read the Sunshine Law.

| ROLL CALL | PRESENT | ABSENT |
|---------------------------|---------|--------|
| Councilwoman McFadden-Lee | X | |
| Councilman Witte | X | |
| Joseph Cavaluzzi | X | |
| Mary Ann Oleszkiewicz | X | |
| Erick Larkin | X | |

APPROVAL OF MINUTES

No minutes available

COMMUNICATIONS

A letter was received from Mayor Ryan the committee will look it over.

REPORTS OF COMMITTEES

Councilwoman McFadden-Lee went through our sign ordinance, Belmars and South Amboys. All signs should be designed with the colors compatible with the architecture of the building features not limiting it to certain colors. Just as long as they match and go along with the scheme of the building. Lighting should not shine into the up stairs. Hanging or projecting signs should be durable carved wood or the engraved metal. Banner and projecting signs she has a few questions. On page 1764 it says they should not hang any lower than 8.5 feet. But on 1763 it says they should hang no lower than 9 feet from the sidewalk. It needs to be clarified. Wall mount signs, most of those in other towns are 5% of the façade of the building. We are 10% and 40 sq. feet. Anyone's redevelopment it sees to be less than that 5% and 30 sq. feet. Do we want to consider lessening it.

Mr. Larkin agrees with that, it should be reduced from 10 % to 5 % by the Planning Board.

Ms. Oleszkiewicz has some comments on other stuff she found in the ordinance. One is no sign shall be attached to trees, fences, utility poles. According to the ordinance they should not be attached.

Joe Cavaluzzi said some of them are not being enforced. Some of it may be they are confusing.

Councilman Doug Witte attended the meeting late.

Ms. Oleszkiewicz discussed self supporting while being permanently imbedded in the ground. Objects mounted on wheels. Some businesses for grand openings get those lights that shine up into the sky. Should they get a permit for that? Discussion followed about banners. They need a permit. Stand up signs on the sidewalk are illegal.

Doctor Louro's project was discussed. His awnings.

Councilman Witte said; we need to spell it out in the ordinance. People can not do just what they want. Window coverage was also discussed, such as the liquor stores.

Mr. Larkin made a recommendation not only we should look at signage being 5% of the total building but also reducing the window coverage from 40 % to 20 %, to the Planning Board.

Councilman Witte said; we could look at two banners a year, right now it is four banners per year they can go for. Do we want to put a time frame on how long the banners can stay up? It is 30 days now. Keep it at 30 days but enforce it. Discussion followed. As far as windows are concerned we could exempt gold lettering like on a Doctors window.

Joe Cavaluzzi said we should take a look at roof signs. You cannot mount a sign higher than 30 feet. It can not be larger than 5 feet x 5 feet on the roof. Discussion followed on all types of signs and the sizes they could be.

Ms. Oleszkiewicz discussed temporary signs were discussed about the signs across the street covers almost all of the window.

Joe Cavaluzzi suggested looking at Belmar's sign ordinance again. South Amboy's ordinance discusses height of lighting.

Councilman Witte brought up the Nelly ordinance. He is supposed to attend the own meeting tonight and discuss it. Discussion followed about not smoking in any business in town people stand outside in front of the buildings, we need to do some type of ordinance that they must provide a smoking area outside. Do we want areas outside the building or in back of the building. Wants Mrs. Mekosh to find some towns that have already done this. It is something to think about.

Councilwoman McFadden-Lee said, if they don't stand in the front and they go around the back the police will not be able to see them. Mr. Larkin said he would look into getting the ordinances from other times.

PUBLIC COMMENTS

Councilman Witte made a motion to open the meeting for public comments, seconded by Councilwoman McFadden-Lee. All Ayes.

No public comments.

Councilman Witte made a motion to close public comments, seconded by Councilwoman McFadden-Lee. All Ayes.

Joe Cavaluzzi said Mayor Ryan would like to have one public meeting about the recommendations the Commission wants to make.

Councilman Witte said we would advertise it and, we could do it the same night as the Commission meeting or schedule it for a different night so we could have more time.

Joe Cavaluzzi talked about street scape, parking authority fund for it. We might be able to go out for some Street Lamps. Ms. Oleszkiewicz will look into grants for it but most of the ones she checked were for kids and things.

Mrs. Mekosh said she could e-mail everyone if they gave her their e-mail.

ADJOURNMENT

The next meeting of the Main Street Redevelopment commission shall be held on April 3, 2007.

Councilwoman McFadden-Lee made a motion to adjourn, seconded by Ms. Oleszkiewicz. All Ayes.

Respectfully Submitted

Georgine Young
Deputy Borough Clerk

The minutes of this meeting are not verbatim. Please call Borough Hall at (732) 681-3232 to schedule an appointment to hear the disk (s) of this meeting in its entirety. All disks are subject to being destroyed 80 days after the approval of the minutes.