

NEXT MEETING: THURSDAY, MAY 28, 2015, AT 6:00 P.M.

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION
April 23, 2015**

Bob Olson called the meeting to order at 6:05 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 published in The Record and sent to the Star Ledger on the 31st day of December 2014. Roll call was taken. Members present were: Bob Olson, James Manfredi and Donna Rose-McEntee. Andre Lam arrived after the roll call.

The minutes of the February 26 & March 26, 2015 meetings 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.

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, MATERIAL, COLORS, ETC., WHICH HAVE BEEN GIVEN FINAL APPROVAL BY THE HPC. NOTE: BACKLIT, INTERNALLY LIGHTED, AND NEON SIGNS ARE NOT PERMITTED) NEON SIGNS ARE ONLY PERMITTED IF THEY ARE INSTALLED 2' INSIDE THE WINDOW

Public Comments (not pertaining to applications): none at this time

New Business: (15-04-01) Bank of America, 264 Main Street, submitted an application for installation of new ATM in existing drive thru lane, extension of existing concrete drive thru island, addition of two exterior light poles, relocation of three exterior wall pack lights and removal of one wall pack light and replacement of under canopy lighting. The applicant was represented by Coral Silsbe and Kerri Schappel of Project Expeditors Consulting Corp. (315 Iron Ore Rd., Manalapan, NJ 07726).

Kerri Schappel explained that they are proposing to expand the existing concrete island furthest from the building and add light pole to the end and add a drive-thru where there are currently bollards. They propose to add one light post against the fence. There will be a light post at the end of the island.

This application has no intent on doing any work falling under property. During the previous application submitted in April 2014, the HPC had informed the applicant that after a site review, it noted: "Front facade – facade over drive-thru is rotting away and granular stone facade are falling off and needs to be replaced, general maintenance needed on this facade and painting". At that time, the HPC requested this be repaired. Ms. Silsbe said they would ask Bank of America to incorporate this repair into the property budget. If the HPC feels this must be taken care of as part of this application, they will advise Bank of America that approval is contingent upon these repairs.

The HPC feels the soffit is tired and really needs to be replaced by something that will make it look better. Currently it appears to be some type of board that has stones installed on it. It will look better aesthetically and be safer so nothing would fall on a customer. The Bank can remove the deteriorating material and install something more suitable for the building.

The HPC questioned the amount of lighting and was informed that one light meets the requirements and since it is a residential area, they are mindful of the neighbors. The light is more in line with where the ATM is.

The HPC has no problem with what is currently requested but needs to see the plans for the repairs to be done to the upper façade over the drive-in. The bushes that were replaced have died and need to be replaced and an appropriate method of watering be provided. The Bank needs to address the landscape.

The applicant is requesting approval pending approval of the proposed work to the facade just to be able to order the necessary supplies to keep the project moving.

A motion was made by Donna Rose-McEntee and seconded by James Manfredi, to approve the plans that have been submitted before the HPC to include: Bank of America installation of new ATM in existing drive thru lane as per civil plans prepared by Stonefield Engineering dated 2/4/15 and architectural plans prepared by Gensler; scope of work includes: extension of existing concrete drive thru island; addition of two exterior light poles; relocation of three exterior wall pack lights; removal of one wall pack light and replacement of under canopy lighting; in addition to this work they will also take care of the greenery in the parking lot and that all shrubs, which are dead in parking area, are to be replaced and a method for watering them is provided; the final approval cannot be given until the issue of the facade over the ATM area is addressed; there is a problem with it delaminating and it needs to be replaced; the HPC needs to see another proposal for the materials and color scheme and the HPC can then approve the entire application; if the facade is not changed in its entirety, they should not order the materials for this application; one of the reasons asking for this repair is that visually and aesthetically it needs to be repaired and could be a safety issue if something were to fall. All were in favor of this motion.

Old Business: (11-09-01) Riverside Medical Group, 204-206 Main Street – the proper lighting has finally been installed.

Correspondence/Notes/Comments:

- A. Discussion on reviewing guidelines.
- B. Donna McEntee has begun taking updated pictures of the historic district.
- C. Gerard Garofalow drew up a draft of fines/violations that was distributed to members for comments before discussing with Commissioner MacNeill.
- D. \$1,500 encumbered for new signs for Main Street. Funds encumbered under PO#12069 and PO#13301 for a total of \$3,000.00. \$3,500.00 was encumbered under the 2014 budget for the decorative poles. \$3,500.00 will be encumbered under the 2015 budget.
- E. **Flames Rotisserie Peruvian Cuisine (218 Main Street), Chicken Magician (220A Main Street), D&S Hair Sensations** – businesses have vacated these buildings, letters sent to building owners advising that all signs, brackets, appurtenances, etc., must be removed as per the ordinance. A memo will be sent to Ed Ballard asking him to enforce this.
- F. Proposed plans for Rialto property at 172 Main Street currently before the Zoning Board. The HPC understands the application was not approved.
- G. A memo will be sent to the Mayor and Board of Commissioners suggesting that the Welcome to Ridgefield Park signs are need of refreshing (painting and clean-up).
- H. A memo will be sent to Commissioner MacNeill advising that the HPC would like to allow a lighted "open" sign or menu sign in windows.
- I. There is work being done in Chicken Magician. A letter will be sent reminding them that any work done to the outside of the building must first be approved by the HPC.
- J. There seems to be several "temporary" signs that are up longer than 30 days. The enforcement of this comes under the Building Dept.

Open/Outgoing correspondence/matters this month:

There being no further business, the meeting adjourned at 6:52 p.m.

The next meeting will be May 28, 2015, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board
Bank of America