

**NEXT MEETING: THURSDAY, DECEMBER 28, 2017**

**VILLAGE OF RIDGEFIELD PARK  
MINUTES OF THE HISTORIC PRESERVATION COMMISSION  
November 16, 2017**

Chairman Jeff Hoffman called the meeting to order at 6:04 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 as well as posted on the Village message board. Roll call was taken. Members present were: Matthew Bilow, Gerard Garofalow, Jeff Hoffman, James Manfredi, Bob Olson (via telephone) and Donna Rose-McEntee. Not present: Andre Lam, Juan Kuriyama.

The minutes of the October 26, 2017, 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.**

**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) LIGHTED/LED SIGNS ARE ONLY PERMITTED IF THEY ARE INSTALLED 2' INSIDE THE WINDOW. NO FLASHING OR SCROLLING LIGHTS/SIGNS PERMITTED.**

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

**New Business: (17-11-01) 172 Main Street,** submitted an application for work to the building as follows:

Two new tenant spaces along Main Street, which include a Domino's Pizza and a future retail space; reconfigure the main covered entranceway with new aluminum glass doors and sidelights; reconfigure the sloped walkway and install new "paved tile" to match existing; proposed new exterior signage at Domino's store; provide new egress door from rear of tenant spaces onto Cedar Street, door and frame to be painted to match E.I.F.S. color; the rest of the building to remain. Applicant is Mike Khan of MSK Management Company ([Mike@mskmgmt.com](mailto:Mike@mskmgmt.com)) for Dominos; property owner is Kingstone USA, Inc. ([DLee1010@hotmail.com](mailto:DLee1010@hotmail.com)). Architect Keith Holling of Holling Architecture LLC was also present.

The plan also calls for two internally illuminated lightboxes with LED lights red, white and blue sign reading "Domino's" with Domino's logo.

The HPC explained that there has been an open application on this property. The last plans are from March 2009. This property was never addressed by the owner. Nothing will be approved until they take care of all of the issues that have to be addressed. The HPC expected the building owner or their representatives. The HPC needs to speak to the owners. A new application needs to be filed on this property in order to move forward. There are many issues with this building.

Keith Holling asked if they could present what they came with. Keith Holling said they want to work on only the two front stores. The HPC pointed out just some of the problems with the building. Stucco is delaminated. There are doors that have holes. They jackhammered a new hole on the side without permission. They are ready to pick up the pieces and fix everything that needs to be done. The HPC appreciates their willingness to correct the situation but advised that a new application must be submitted. The new application will include all the exterior work as well as the interior work. There will be no c/o until everything is corrected and approved.

There are approvals going back many years ago on the exterior, in the long vacancy of the building, nothing has been moved forward. In the attempt to move forward, work was done that was not approved. The approvals have not changed because there is a new owner. The owners need to understand what was approved and what they need to do to gain approval.

Signs to go on the outside of the building cannot be approved unless all work has been done with a permit. The HPC needs to meet with the property manager. Once all of this work is discussed and approved by the HPC, then discussion will begin on a sign. The HPC sent a letter to the owners last month. The HPC is more than willing to work with them on the application but the owner must come before the HPC first. The HPC said it was sorry they came before the HPC but the signage is premature until all past problems with the building are addressed by the owner.

The first phase was just to provide signage to Domino's. The owner had no plans to address the back of the building at this time. Before the HPC can entertain an application for signage, the owner must first submit an application to correct issues with the outside of the building.

The applicant pointed out other projecting and/or lighted signs and was informed that those particular locations are grandfathered in.

The HPC informed the applicants that no box light or internally lit signs are permitted. Their intention is to put apartments in the back half of the building. They were leaving the lobby as an egress for the apartment only. The new door is for egress from Domino's. New door is secondary means of fire egress for the two front stores. The HPC said they cannot just do work without any application and approval. The architect apologized because they were told by the owner that all approvals were already given.

Gerard Garofalow said this is a security issue not a code issue because they want to keep people from the apartment out of Domino's exist. This is not an entrance to get into Domino's pizza. Now there will be a tripping hazard since there is a seven-inch difference. It is not an emergency exit. It is actually for deliveries. The applicants said, yes, it could be for deliveries. The side door is not simply for emergencies.

The HPC advised the applicants that there is a long road ahead of them. Their concern is to get Dominos in and get it moving so rent is coming in. As soon as they opened up the exterior wall without any approval, they opened up Pandora's box and now the owner must bring everything up to code on the outside as per the HPC. They could always reconfigure the lobby from the tenants. Keith Holling said they will try to rework their configuration. Even if they don't plan on putting tenants in the back for some time in the future, it does not mean they don't have to address the issues with the exterior of the entire building.

The HPC needs to meet with the owner. The applicant said they would like a list of what needs to be done. A list will still not accomplish what is necessary. The HPC must meet with the owner. The HPC said it was told that there will be a projecting sign on the building. Projecting signs are not permitted. There will be no internally lit signs. Gooseneck lights must be used for lighting. Mr. Holling said that there are plans for front tiled area where the old marquis was. They are looking to push this out another 3 ½ ft. so there is enough room to be handicap accessible. The HPC again reminded the applicants not to do any work until everything is approved. The last drawings the HPC has are from March 2009.

Donna Rose-McEntee feels that maybe a site visit would be in order. The original plans called for two-access stairways along Main Street. The applicant advised they are eliminating the basement. They plan to fill them in. The HPC feels the plans need to go back to what was originally approved, which included a small marquis to give it a small theatre look again. The HPC was told that eventually all the windows were going to be changed but the HPC was not aware of this. Sidewalks were scheduled to be changed and again the HPC was not aware.

The owner needs to know exactly what he signed up for. It is a waste of time to discuss signs now when there is a lot of work needed to the exterior of this building.

The applicants apologized because they thought everything was already approved. The HPC explained that the owner was notified he was needed to attend the meeting. They picked up on an open-ended permit, looking specifically just for Domino's and the other business storefront. The applicant said they are not going to address the back building until a future date. They said they are just looking to get Domino's and the other business in place. They will make a full presentation on the back of the building at a future date.

The applicants were advised that they should not be making any corrections or adjustments on the outside of the building until the new owner comes in and discusses it with the HPC. They can do anything they want on the inside as far as the HPC is concerned, change whatever they are going to change so that when the outside is done, it is done. The building needs to look complete to the outside world.

The HPC made it clear that it is nothing against Domino's or the present architect. This is a situation that has gone on far too long and needs to come to a completion. The HPC sympathizes with Mr. Khan but, unfortunately, he happened to lease space in a building with a multitude of problems.

Mike Khan will speak with the owner. He was informed that the second they touched the side of the building and opened it without approval, the HPC can now request that the entire building must be brought to code. The HPC would like to address everything once and for all.

A letter will be sent to the owner requesting that he comes to a meeting. The owner needs to come to a meeting so the HPC can show him what was presented originally. Matthew Bilow would like to see an internally made list for members to review.

**Old Business: (17-10-01) 15 Mt. Vernon Street**, submitted an application for remediation of loose cement and brick on the rear and left side of the building. Applicant wants to plaster and stucco brick in grey color with smooth finish on the rear and left side of the building; front side of first floor to have stone accents and stucco moldings with stone to be shades of dark grey. Applicant Jeffrey Cohen was present with his contractor and samples of materials to be used.

A letter was sent to the applicant requesting: an accurate rendering of the building; samples of stone and colors to be used; more detail on work to be completed; how the top of the storefront will be addressed; information on signage and lighting to be applied. These samples and rendering were provided.

Jeffrey Cohen advised that the building is old and he would like to fix it before the winter. Since he is doing repairs to fix the cracks and exterior, he wants to make it a little nicer as well. He plans on removing all the signage and install burgundy awnings. The windows and doors will remain the same.

Gerard Garofalow asked if they determined if there was any water damage that caused all the cracks. The contractor said everything is going to be repaired and control joints would be installed on the side.

There will be some dimension to the stucco when it is applied advised the contractor. Gerard Garofalow said if the finish was applied smooth not only would it look better, it would be much easier for the mason to so. Gerard Garofalow suggests that where the capstone is going to be installed, he should make it a different color in the new rendering just to make it easier for everyone to understand when reading it.

The HPC commented that the top looks bland and it would like to see a cap and sill around the windows, maybe a lentil or molding on the top, something a little more decorative instead of just windows. The bottom looks very nice but the top looks bland. Dr. Cohen and his contractor said he had no problem adding a cap and sill treatment similar to that illustrated on page 14 of the Historic District guidelines. It would benefit Dr. Cohen to have the top more appealing.

The awnings will be burgundy in color with a flap on the bottom with the business name on it that can be easily changed when a new tenant takes over. A sample of the awning color needs to be submitted with details on the awning from the installer.

The stucco will be light grey in color, (Dove Color 3003) a sample was provided at the meeting. The stone will be dark grey in color, Stacked Stone Chapel Hill is the name of the stone. The stone will stop at the top of the windows. Although drawings were provided they did not include the details necessary for final approval. The drawings did not include what will be on the ceiling of the vestibules of the storefronts. No lighting will be installed. Certain details are getting lost in the hand drawn rendering. The HPC will need more details to give final approval, even if it is just with specific notes pointing out the details.

The HPC advised that it was OK with applicant starting work on the side of the building while awaiting final approval of the rendering, which will include the capstone in the rendering. The applicant was advised that it was acceptable to the HPC to enlarge one storefront to show the details.

The HPC can distribute the new renderings to the members in between meetings to keep the project moving. The applicant was advised that if he had the drawing done by Thanksgiving, the HPC could vote on it immediately after Thanksgiving.

**(17-07-02) K Bob Grill**, 226 Main Street, submitted an application for a new sign as well as painting the exterior of the building Flannel Gray N520-3, with gooseneck lights to be painted Carbon black and shade roll to be Painter's White. Color samples were provided before any work was done and found acceptable by the HPC.

#### **Correspondence/Notes/Comments:**

A. Correspondence received: **1)** new rendering submitted by Jeffrey Cohen for 15 Mt. Vernon Street **2)** email dated October 30, 2017, from Mike Holst of American Woodcarving Inc. regarding signage for Domino's Pizza at 172 Main Street **3)** email dated October 31, 2017, from Mike Khan, owner of Domino's Pizza at 172 Main Street regarding sign application.

B. Memo sent to Building Dept. to clear up open issues below; no response received to date:

**D&S Hair Sensations** – 165 Main Street – there is a sign in the window that this location is closed and they are working at the Mt. Vernon Street location only. The signage needs to be removed.

**Cintron Law Firm** – 167 Main Street – the applicant has never completed the application and the HPC closed the file. They have never received any approval for work done to the outside of the building. Letter was signed for. They were supposed to attend a meeting many months ago but did not come.

**Waggy Tails** – 219 Main Street – installed signage on window without approval. Letter was signed for. The signage needs to be removed.

**Rising Sun – 195 Main Street** – has lighted signs in windows and unapproved signage, need to submit application before the HPC.

**Dental Office** – 174-178 Main Street – very sloppy work, not sure they did the work according to what was approved.

**Yun's Cleaners** – 168 Main Street – has flashing light sign reading "cleaners" in window that needs to be removed

C. Poles/signs on Main Street – Bob Olson was to make an appointment with Al Locarno. He will get a rough proposal from Wayfinding Products. Funds were encumbered in 2017 to order the products. Funds in the amount of \$3,500.00 were encumbered under PO 15460 in the 2017 budget for signs for the historic district.

D. Commissioner MacNeill would like the HPC to look at new posts for the traffic lights so they match the new streetlights plus there will be new talking signs advising pedestrians when to cross. Commissioner MacNeill was hoping the HPC could take this on as a project.

E. A memo was sent to Tara O'Grady requesting the HPC be put on the agenda at a Commissioner's working session. The HPC has not been given a date yet when they can attend the meeting.

#### **Announcements:**

#### **Meeting dates set for 2018 @ 6:00 p.m.**

JANUARY 25	JULY 26
FEBRUARY 22	AUGUST 23
MARCH 22	SEPTEMBER 27
APRIL 26	OCTOBER 25
MAY 24	NOVEMBER 29 (FIFTH THURSDAY)
JUNE 28	DECEMBER 27

There being no further business, a motion was made by Matthew Bilow and seconded by Gerard Garofalow to adjourn the meeting at 7:15 p.m. All were in favor of the motion.

The next meeting will be December 28, 2017.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board  
 Jeffrey Cohen (15 Mt. Vernon Street)  
 Kingston USA Inc. (172 Main Street)  
 Mike Khan, Domino's (172 Main Street)