

NEXT MEETING: THURSDAY, JANUARY 25, 2018 AT 6:00 p.m.

**VILLAGE OF RIDGEFIELD PARK
MINUTES OF THE HISTORIC PRESERVATION COMMISSION
December 28, 2017**

Chairman Jeff Hoffman called the meeting to order at 6:12 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, Donna Rose-McEntee, Bob Olson and Andre Lam. Not present: James Manfredi, Juan Kuriyama.

The minutes of the November 16, 2017, meeting were approved on a motion by Matthew Bilow and seconded by Gerard Garofalow. All were in favor of this motion.

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: none submitted.

Old 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) for Dominos; property owner is Kingston USA, Inc. (DLee1010@hotmail.com), Daniel Lee, owner since November 2016, was present as well as their attorney, Dean J. Donatelli (DDonatelli@iwt-law.com).

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

Dean Donatelli explained that he is the attorney for both the owner and prospective tenant, Dominos. Mr. Lee signed a lease with Mr. Khan in July 2017 for the front of the building. In August, Mr. Khan (Dominos) filed an application with the Building Dept. for work to the building, which included changes to the outside. He received a permit and what he thought were all the proper approvals but apparently the application was never given to the HPC. Through an administrative glitch, this application was not given to the HPC for review until November 7 after work had already begun. Construction on the work began through October when a stop work order was put on the premises after the HPC saw work done to the exterior of the building without HPC approval despite having a permit issued by the Building Dept. In November, the applicant then submitted an application to the Building Dept. for HPC approval. The HPC learned that there was a new owner and sent a letter to Kingston saying the property owner needed to come to the meeting to discuss issues never addressed by the previous owner. The previous application was considered closed and a new application was necessary in order to proceed with any work on this building. What the applicant is looking for at tonight's meeting is to achieve clearance to continue to do work on the outside of the building.

Donna Rose-McEntee explained to Mr. Donatelli that this is a volunteer group. Everyone works full-time and tries their best to get things done in a timely manner. It was also pointed out that this began around the Thanksgiving holiday and now it is the Christmas holiday. The applicant has every right to do any work he wants on the inside of the building but any work done on the outside must come through the HPC. This particular property is a keystone property and it needs to be addressed properly. It was necessary to address these issues in person. It was not possible to address many of these issues in emails back and forth.

Gerard Garofalow further explained the plans were never approved because they never came before the HPC. The applicant said they thought they did what they needed to do. Gerard pointed out that there was missing information and inconsistencies in the plans that he only reviewed on Thursday, December 22 (the day the HPC received plans from the Building Dept.). What color will the stucco be? What will doors be made of, what color? What is the color of the metal? What is the color of the goosenecks? Gerard also pointed out that the pictures submitted for signage and what is on the plans do not match. They are completely different. The sign and the lighting don't match. One shows gooseneck mounted on parapet; one shows them mounted on the building. Obviously, something needs to be deleted. One is a box sign; one is individual letters. It was impossible for the HPC to make a decision without these details being clarified.

The HPC explained it has no violations on this property. There are non-compliance issues from what was approved previously in March 2009. The application was closed in 2012 so there are no violations. Dean Donatelli asked if it was possible to focus on just the front façade? The HPC informed Mr. Donatelli that the architect left last month knowing that he needed to submit specific details as to any and all work on the outside of the building. Tonight's goal is to get the tenant in as far as the applicant goes. The HPC's goal is to get the entire outside of the building done properly.

Gooseneck lights should be wall mounted on the face of the building to match the aluminum that is used; individual letters will be used. The applicant needs to submit a sample of the light and name of exact color. As soon as the building was touched without approval, it opened up numerous problems that have never been properly addressed. Although the architect had plans with him at the November 16 meeting, he took them with him. The HPC was never given the opportunity to review those drawings. The first drawings reviewed by the HPC were received on December 21; that is why the HPC was basing everything on the March 2009 drawings it had.

All parties agreed to try to work together to allow Domino's to be able to open for business. The HPC suggested that perhaps the project could be done in Phase 1 and Phase 2. The HPC would do what was necessary to allow work to proceed to open Domino's. Phase 2 would include the remainder of the building. The HPC did not stop any interior work but the applicant said he needed the answer to some other questions before he could proceed with work. The HPC said it would now review the drawings to see what could be approved at this meeting. No clearance can be given until it knows the scope of the work. The past history is that when partial approval is given, the work never proceeds to proper completion. The HPC needs to know that there is a guarantee that the work will be done.

A motion was made by Gerard Garofalow and seconded by Donna Rose-McEntee to approve the sign made up of individual (not lighted) stud mounted dimensional lettering; 2" thick dimensional lettering, high density urethane, 4 wall-mounted gooseneck lamps on 30" center with 65 watt LED bulb, (color to match the black aluminum of the windows); no work can be done until the missing information on the gooseneck lights is first provided to the HPC for final approval; no permit to be issued until clearance comes from the HPC with regard to the samples to be provided. All were in favor of this motion.

Now the lights are done. The specific details on the gooseneck lights (samples, colors, etc.) must first be submitted for final approval before any permit will be issued.

A discussion was then held on the front of the building where the plans that were approved in March 2009 called for a small marquis. Dean Donatelli said the current plans call for two different tenants. The HPC said it would still like to see some type of small marquis in the middle of the building. After a discussion, it was agreed that the address could be on a small marquis (in a shape similar to the middle trim on the top of the building) installed in a size the width of the opening over the door. Daniel Lee thought this was a good idea. He also agreed to put the three flag poles back on the building. They also thought this was a good idea. On the side of the building, Mr. Lee will also be installing a smaller version of the front marquis. He will try to match as closely as possible the detail on the top of the building.

At the front entrance, the applicant will add matching anodized aluminum. He will need to provide a sample and exact color and finish to the HPC for final approval. The floor will stay the same on the outside. They need to rebuild the store front and re-slope the entry to meet ADA. The applicant will need to state the material and details on this. Scored concrete would be acceptable to the HPC. It can be stamped and also colored as well but the HPC will need all details. Lighting should be in the marquis or on the building. Whatever the applicant chooses, he must first provide all details to the HPC whether the lighting is in the ceiling of the doorway or on the marquis. Pavers in front would need to be put in line. This now completes the front of the building.

The HPC has now taken care of everything for the front of the building so it now has curb appeal. Next month, the applicant should return with all the details and presentations for the side of the building. The HPC would like to see the building look more classic. The applicant still needs to address the back of the building stucco. The applicant should take

time to think of what they want to do with the building. Gerard Garofalow offered to meet with the applicant in the morning to discuss what needs to be done to gain approval. The building needs to stand out.

The sidewalk and side of the building is the next thing that needs to be addressed. Drawings were already revised to eliminate the new door on Cedar Street. They need to fill the opening made and repair the Stucco. Domino's will need to redo the front sidewalk.

Phase 1 includes: signage for Domino's, marquis, flag poles, front entrance, covered entrance, stamped concrete details, matching anodized aluminum, sidewalks on front (stamped concrete). Phase 2 will include: sidewalks on Cedar Street, new tenants, stamped concrete.

The HPC understands the sidewalk probably can't be done until April due to weather but details must be in the application. The same lighting should be on both sides because it will look better then you just need to add sign for the new tenant. New door on Cedar Street to be closed.

The details for Phase 2 must be in by the February 22 meeting.

(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 at the November meeting with samples of materials to be used. The HPC asked Dr. Cohen's contractor to provide more accurate drawings to the HPC so approval could be granted. Dr. Cohen was advised that he could present this missing information to the HPC in between meetings to keep the project moving.

All samples and drawings were provided by the applicant and everything was found to be acceptable. The applicant was given approval to move ahead and the application would be formally approved at the next meeting

A motion was made by Bob Olson and seconded by Jeff Hoffman, approving the application submitted for 15 Mt. Vernon Street; work to include: remediation of loose cement and brick on front, rear and left side of building; cement, plaster and stucco finish in Dove Color 3003 (light grey); stone: Stacked Stone Chapel Hill; awning to be Burgundy color (samples of all submitted); names of business to be on flap and changed when new tenant occupies the building; recesses will be stone to the same height at the front of the building; any area above that height will be stucco; the moldings are Styrofoam; the bottom of the window sills on the first floor are 2 inch thick limestone; the window surrounds will be A-18 from the drawing submitted; the sill will be A-4; the Keystone will be K-5; the parapet will be shaped the same as it is now or they will use the A-4 shape on the sill; if it's the original shape, it will be all masonry, wire-mesh and stucco; if it's the molding then it would be Styrofoam/stucco. All were in favor of the motion.

Correspondence/Notes/Comments:

- A.** Correspondence received: 1) new rendering submitted by Jeffrey Cohen for 15 Mt. Vernon Street
- 2) letter from the State of NJ dated December 12, 2017, in regards to Rebuild by Design Meadowlands Flood Protection Project, Cultural and Historic Resources Information Request. (does not pertain to HPC).
- 3) memo from the Zoning Board of Adjustment dated December 20, 2017, regarding an application from Nico Properties, LLC to convert 295 Bergen Turnpike from a restaurant to a storage unit and expand the current footprint of the property. (does not pertain to HPC)
- 4) miscellaneous emails from Dean J. Donatelli, attorney for tenant/purchaser of 172 Main Street
- B.** Memo sent to Building Dept. on September 13, 2017, to clear up open issues below; no response received to date, will discuss at next post-meeting review with Building Dept.:

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. They have now installed additional signage on the window despite being told it was not approved. This business now has a sign above the window as well as an unapproved sign on the window.

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. The HPC will ask him if there are any catalogs or supplier they should look at.

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.

F. Donna Rose-McEntee said she met with Commissioner MacNeill and Mike Landolfi to discuss 172 Main Street. At this meeting, Commissioner MacNeill expressed a desire moving forward to blanket all the businesses to get rid of all lighting, even those that are grandfathered in. This will be discussed further at the next meeting. In the meantime, the Building Dept. will be asked to take pictures of all businesses they want to remove lighting and the Building Dept. should send a letter to these businesses. Moving forward, that is something that needs to be addressed. Some sort of formal arrangement needs to be made for enforcement.

Announcements:

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

JANUARY 25
FEBRUARY 22
MARCH 22
APRIL 26
MAY 24
JUNE 28

JULY 26
AUGUST 23
SEPTEMBER 27
OCTOBER 25
NOVEMBER 29 (FIFTH THURSDAY)
DECEMBER 27

Gerard Garofalow said he will be in Florida until the beginning of April but could make himself available by telephone for meetings until then. Applications will be mailed to Gerard for his comments.

There being no further business, a motion was made by Jeff Hoffman and seconded by Gerard Garofalow to adjourn the meeting at 8:05 p.m. All were in favor of the motion.

The next meeting will be January 25, 2018.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board
Jeffrey Cohen (15 Mt. Vernon Street)
Dean Donatelli, Esq. (172 Main Street)