

NEXT MEETING: THURSDAY, FEBRUARY 22, 2018 AT 6:00 p.m.

**VILLAGE OF RIDGEFIELD PARK
MINUTES OF THE HISTORIC PRESERVATION COMMISSION
January 25, 2018**

Chairman Jeff Hoffman called the meeting to order at 6:07 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: Gerard Garofalow (via telephone), Jeff Hoffman, James Manfredi, Donna Rose-McEntee, Bob Olson and Andre Lam. Not present: Matthew Bilow, Juan Kuriyama.

The minutes of the December 28, 2017, meeting were approved on a motion by Bob Olson and seconded by James Manfredi. All were in favor of the 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: (17-12-01) Youngae Ma Korean Sausage, 256 Main Street, submitted an application for a sign to be installed above the door on the storefront. The sign will be non-illuminated sign with vinyl letters, 3' high by 6' wide reading: YOUNGAE MA in brown letters 6 ½" high, KOREAN SAUSAGE in white letters with black background, 6 ½" high; Korean writing reading "Youngae Ma Korean Sausage" in yellow, brown and red; Korean writing in 2 ½" letters translated "store number 1" in the right-hand lower corner. The sign will be mounted to the storefront with a bracket and screws. There is one red gooseneck light already installed. No additional lighting is proposed.

The HPC notes that the windows were tinted black without HPC approval. The HPC does not approve of the black tint. The Building Dept. was instructed to speak to the business owner about the unapproved tint. The HPC wants the English translation of the Korean writing on the right side placed on the left side in the same size lettering. The HPC also wants the unapproved black window tint removed. The HPC also thinks that it might be a good idea to require in very small letters the literal English translation even if it duplicates the larger writing so people understand what the writing says.

A motion was made by Donna McEntee and seconded by Andre Lam to approve the sign for Youngae Ma Korean Sausage; the sign will be non-illuminated sign with vinyl letters, 3' high by 6' wide reading: YOUNGAE MA in brown letters 6 ½" high, KOREAN SAUSAGE in white letters with black background, 6 ½" high; Korean writing reading "Youngae Ma Korean Sausage" in yellow, brown and red; Korean writing in 2 ½" letters translated "store number 1" in lower right-hand corner; English translation of this Korean writing to be written on the lower left-hand side of the sign in the same size letter; the sign will be mounted to the storefront with a bracket and screws; there is one red gooseneck light already installed; no additional lighting is proposed; the black tint installed on the windows without prior HPC approval must be removed; if tinting of the windows is desired, no additional signage or lighting can be installed without prior permission; shades may be installed as long as no advertising/signage is on the shades. All were in favor of the motion.

NOTE AFTER MEETING: The applicant submitted a new rendering including the English translation on the lower left-hand corner, which was approved by members. Applicant said the unapproved black tint was already removed.

8. Old Business: (15-08-01) 174-178 Main Street, Cozy Dentistry – requested a change to their application that was approved in September 2016. The applicant asked if they could install additional signage on the window and they were advised that they could only have one sign, either the one already installed or the new proposed signage on the window. They have already installed signage on the window without approval. They were again advised they can only have one sign on the storefront so they needed to remove either the signage above the window reading "Dental Office" or the signage installed on the window reading "Cozy Dentistry, 201-267-6700, Walk Ins Welcome" and that they must check with the Zoning Official to see if the installed signage was the proper size.

A motion was made by Donna Rose-McEntee and seconded by Bob Olson, to approve the application as follows: Existing signage on top of building reading "DENTAL OFFICE" to be removed and any damage to façade of building after sign is removed to be repaired; new signage already installed on window reading: (picture) COZY (green) DENTISTRY (orange) 201-267-6700 (blue); address on door in 3" numbers; size of signage to be approved by Zoning Official; there will be no further work done to the outside of this property without prior approval; there will be no additional signage added to the building; there will be no lighting added without approval; there will be no lighted or scrolling signs installed on the windows; any work done to the outside of this building requires prior approval. All were in favor of the motion.

(17-11-01) 172 Main Street, previously submitted an application for work to the building. Applicant is Mike Khan of MSK Management Company (Mike@mskmgt.com) for Dominos; property owner is Kingston USA, Inc. (DLee1010@hotmail.com), Daniel Lee, owner since November 2016, who was present as well as their attorney, Dean J. Donatelli (DDonatelli@iwt-law.com), Keith Holling, AIA, Ahmed Fawad of JFZ Construction and Michael Holst of Signs by American Woodcarving.

In December, approval was given for 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.

At the front entrance, the applicant will add matching anodized aluminum. They were instructed to provide a sample and exact color and finish to the HPC for final approval. The floor will stay the same on the outside.

Phase 1 includes: signage for Domino's, marquee, 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. It was also agreed at this meeting that the details for Phase 2 must be in by the February 22 meeting. The applicant advised they would bring samples and renderings to tonight's meeting.

Keith Holling presented the new drawings for the proposed two front stores. He advised they are repairing the existing pavers on Cedar Street and the corner of Main Street because most are in really good shape. They proposed doing the recessed area in the front of the building with stamped concrete and completing the remaining front section in brushed concrete since they feel stamped concrete is expensive. Although the plans show stamped concrete, they would like to do the standard concrete finish on the front portion. The HPC did not find this acceptable. It prefers stamped concrete with a paver border as shown on the drawings.

Keith Holling explained the doorway, which was to be used as a second means of egress. They will use the existing lobby and block up the doorway that is currently open. They will re-block the entire opening in stucco all the way to a point, clearly shown on one of the elevations to the bottom of the window sills so it will be seamless. The stucco finish will match the previously completed stucco work. This is part of Phase 2 but they will close just the door as Phase 1.

As for signage, the Domino's sign will be individual letters; lettering: 2" deep cans – white sidewalls painted to match 3M intense blue 3730-127 Xlucet Vinyl; Logo: 2" depth – white sidewall; upper tile painted to match 3M red 3730-33 Xlucet vinyl; Lower tile: painted to match 3M intense blue 3730-127 Xlucet Vinyl; sign to be externally illuminated with parapet mount dark Duranotic Bronze gooseneck lamps with 65-watt LED bulbs.

As part of Phase 1 they were asked to put in a marquee. A drawing was distributed showing a marquee sign with prismatic lettering in Duranotic Bronze for external illumination; constructed of 18# density – high density urethane, smooth finish to match existing precast concrete in both texture and color; sign to protrude 4" and 6" with letters attached.

They are installing three American flags on 15 ft. flagpoles in duranotic bronze color, up lighting LED lights flush with base because the American flag requires light; internal hardware on these; these will be in three locations; stucco colors will be very similar with what is alongside the building; the main portion of the sign will emulate the lighter stucco; the top portion of the sign will emulate the darker trim over the windows; they were able to pick up a small design on the trim of the building and include it on the sign. The sign will protrude 6" with the letters.

The applicant proposed a flat marquee type sign. The HPC was hoping to see something that looked more like a marquee with a bit more of a protrusion than 6 inches. The applicant is also looking to put in gooseneck lights on the other side where a new tenant ends up moving in so the only thing needing approval will be new signage.

The Domino's sign will be along Main Street as well as one of the same size along Cedar Street on the tenant's space. The sign details are on both the architect's drawings and the sign maker's drawings. At this time, the sign maker, Michael Holst of Signs by American Woodcarving (973-835-8510 mike@woodensigns.com) produced samples of the materials to be used for the signage. He brought samples of the letters and explained the colors and materials to be used. All were approved.

The Domino's sign will be the Domino's colors, red, white and blue. The gooseneck lights were changed from parapet mount to wall mount. There will be two on the outside and two mounted toward the sign to give it more illumination. The letters will be carved prismatic letters; he brought a sample of a similar letter. The whole marquee will be made out of high density urethane. This is 20 densities; a durable hard material impervious to everything but sunlight. As long as there is paint on it, it will be good. Keith Holling had told him they were going to try to match the colors on the side and the precast concrete in both texture and color. There will be a dimensional cap on the top also bonded with urethane. In the corners, the little detail is already present on the building and it is dimensional as well to match the building. He tried to match the sandstone color. The stucco will show. The sign will be mechanically fastened that will be concealed. The lamps will be duranotic bronze to match. Samples were provided of the metal.

At this time a lengthy discussion was held on some aspects of the application that the HPC felt strongly about. The HPC wanted to see more of a projecting marquee and wanted the stamped concrete that was on the renderings. The HPC is trying to give it more of the original profile. It knows it won't stick out as far as the original marquee but at least a smaller version would give it the appeal and prominence the building once had. The HPC likes the flat sign that is presented but wants to see it as a marquee that projects. The HPC is just trying to bring the aesthetics back to the Village of Ridgfield Park. It was the landmark of the town on Main Street. It is the focal point of Main Street.

Upstairs in the old projection room there is a window you see when you are heading south on Main Street on the top; there is a window that needs to be replaced. They replaced the one on the front but the one on the side is still boarded up. It needs to be replaced with the same gridded windows to match the other windows that were replaced. Mike Hollins said they can do that. They must provide access with a ladder to the roof.

At this time, Bob Olson suggested everyone take a 5-minute break to discuss matters amongst themselves.

After the break, the HPC said it would like to see the sign protrude about 2 feet to keep it proud and it will stay with the stamped concrete. The HPC just looked up the cost of stamped concrete vs. pavers/bricks and plain concrete. Poured concrete: \$6-\$12 per square foot. Stamped concrete: \$10-\$15 per square foot on average. Concrete pavers: \$13-\$20 per square foot. Brick: \$14-\$20 per square foot. There is not a considerable difference between plain and stamped concrete.

Keith Holling said it could do a similar sign protruding 2 ft. with nothing on the sides. They can look to redesign their application to show a 2 ft. protruding marquee. The HPC said it would stick with the stamped concrete as presented on the drawings.

The meeting was now at a point that Keith Holling said he would come back with new drawings showing a marquee that protrudes 2 ft. There will be no gooseneck lighting because they can't extend two feet. He will install goosenecks on the two side stores but none above the marquee. He will move the recessed lights out a bit further. The HPC is very pleased with the profile of the sign. The letters look great and really sets off the building. The sign maker did a nice job on the sign.

Dean Donatelli said they need an approval tonight. They want to be able to get back to work. They also asked about a little tree well that is apparently maintained by the Village. The HPC advised him that trees are maintained by the Shade Tree Commission, which is a separate entity. He was advised not to touch anything by the tree. There are concrete pavers around it and it will not be in the scope of their work. The bump out should not be touched. Just level it. They will work around the bricks and pavers.

Approval can be granted pending receipt of the new drawings. Work may not begin on the marquee until the new drawings are in but approval can be given so they can get their permit to continue working on Phase 1 of the project on the outside of the building.

The HPC thinks this will help out all the other stores and really bring life to the Main Street district. The building is going to look very nice and really stand out as the landmark it once was.

A motion was made by Donna McEntee and seconded by James Manfredi to accept the plans that were discussed tonight regarding the installation of a marquee for the front of 172 Main Street that will extend 2 ft from the building; the

gooseneck lighting that was proposed over the marquee is going to be eliminated so they will only use lighting underneath the marquee lighting up the entrance; the applicant agreed to replace the window that is on the north side second story of the building that is currently covered in plywood to match the window with grids that is on the south side of the building in a similar position; materials were shown for some of the metal work and colors were shown for the signage, they were approved; the details were written in the plans; the sign to be mounted on a structure that will be presented in detail on amended plans to be reviewed by the HPC prior to any work being done on the marquee; the sidewalk is going to be stamped concrete as shown on the plans; three dark anodized bronze flagpoles with up lighting will be installed as shown on the plans; the dark Duratonic Bronze gooseneck lights will be extended over the signs of the two stores along Main Street; lights will be wired internally onto the building and not from the parapet hanging down; this was changed after the December meeting at the request of the HPC; as far as the Domino's signs; the Domino's sign will be individual letters; lettering: 2" deep cans – white sidewalls painted to match 3M intense blue 3730-127 Xlucet Vinyl; Logo: 2" depth – white sidewall; upper tile painted to match 3M red 3730-33 Xlucet vinyl; Lower tile: painted to match 3M intense blue 3730-127 Xlucet Vinyl; sign will be unlit; the stamped concrete will also extend into the alcove to the entrance of the building; the entrance doors have been squared off with two individual doors for the stores made out of the metal sample brought to tonight's meeting to match existing window frames and the gooseneck lighting; all the new metal and aluminum frames black anodized frames; the Cedar Street side where the building was compromised will be closed; it will be stucco over and painted to match the existing stucco color; however, that part of the project has been named Phase 2 and the HPC has not discussed all of the other details of Phase 2 in any detail, this is just to close the door and patch it; when the sidewalk stamped concrete is done for the front of the building, the applicant was told that they do not have to address the bump out or the circle that goes around the town owned tree; final approval will be given when final renderings are in for the marquee; the applicant can proceed with the remainder of the work approved as Phase 1 of this project. All were in favor of the motion.

The HPC wants to remind the applicant that at the December 28, 2017, meeting they advised they could have the Plans for Phase 2 at the February 22 meeting.

A. Correspondence received: 1) new rendering submitted for 256 Main Street

B. Memo sent to Building Dept. on September 13, 2017, to clear up open issues below; no response received to date:

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 – There are a lot of lighted signs installed on the building as well as unapproved signage. The building is in need of maintenance (painting) and they have never submitted any application. Another letter will be sent to them with a copy going to the Building Dept.

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 – Funds in the amount of \$3,500.00 were encumbered under PO 15460 in the 2017 budget for signs for the historic district. These funds are available until March 2018.

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 asked him if there are any catalogs or supplier they should look at.

Donna Rose-McEntee got some information on poles that the members could look at. Gerard Garofalow did review this info and asked Donna to have it available for all members to discuss at next month's meeting. He suggested that the Village could start off with putting one at each of the parking lots, facing one on Cedar Street and one on Park Street with a directory of each store so people would know where to go when looking for a particular store. She will bring the info to the next meeting. He also said there are some nice examples of street signs and stop signs that would match the map sign on the corner of the buildings. Donna said she did put a copy in Adam MacNeill's box but she hasn't been able to talk to him yet to see if he was able to review it. Gerard said there is also a nice sign that could go in the IGA parking lot. When he gets back, he said he would have no trouble going into IGA and Dunkin Donuts to see if they would agree to purchase a sign for that entrance. He doesn't know what anything costs yet. Donna will try to get some prices on these signs.

E. 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 needs to be discussed. In the meantime, the Building Dept. was 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.

F. Bob Olson and James Manfredi said they are available to go with Donna Rose-McEntee to review the post meeting notes with the Building Dept. and Commissioner MacNeill. Donna will check with Mike Landolfi and Adam MacNeill to see what time they are available to meet.

G. A motion was made by Jeff Hoffman and seconded by Bob Olson that a salary increase be given to the secretary. All were in favor of the motion. Jeff Hoffman will send a memo to Commissioner MacNeill.

H. Dr. Cohen advised that he is not going to include the garage located at 17 Mt. Vernon Street with his 15 Mt. Vernon Street project at this time. He is aware that he needs to file a new application as this is a separate property on a different lot and block.

Announcements: Elections to be held

Bob Olson made a motion, which was seconded by Andre Lam, nominating Jeff Hoffman as Chairman. All were in favor of this motion.

Jeff Hoffman made a motion, which was seconded by Andre Lam, nominating James Manfredi as Vice-Chairman. All were in favor of this motion.

The meeting was adjourned at 7:55 P.M.

The next meeting is scheduled for February 22, 2018.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board
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