

**NEXT MEETING: THURSDAY, APRIL 26, 2018 AT 6:00 P.M.**

**VILLAGE OF RIDGEFIELD PARK  
MINUTES OF THE HISTORIC PRESERVATION COMMISSION  
March 22, 2018**

Chairman Jeff Hoffman called the meeting to order at 6:20 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: Jeff Hoffman and Andre Lam. Not present: Matt Bilow, Gerard Garofalow, Juan Kuriyama, James Manfredi, Bob Olson and Donna Rose-McEntee.

The minutes of the February 22, 2018, meeting were approved on a motion by Andre Lam and seconded by Jeff Hoffman. 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: (18-03-01) 19 Mt. Vernon Street**, submitted an application for work to the building. Applicant is building owner, John Holley (299 Manhattan Street, Staten Island, NY 10307 (201) 410-1553, [jholleyNYC@gmail.com](mailto:jholleyNYC@gmail.com)). Planned work is: two new storefront windows; two new awnings, new front door, side door, back door and windows; repoint brickwork; brick remains the same; all windows have black frames; stucco on side and back will be cement color illustrated by check mark on sample color chart, in the grey family.

John Holley said he saw a picture of the building in the 1950's. His designer suggested aluminum or powder coated finish so it would still be in the 20's architecture. He tried to follow the storefront from the original building.

The existing projecting sign is non-conforming but it is part of the facade. He will leave it as is until a tenant comes. The tenant will need to submit an application for signage. The HPC members are all happy with the plans. The HPC will need samples of materials and colors to be used. Mr. Holley said he is using Anderson Series E window, black in color, as shown in the picture. He will stay in the concrete color in the black/grey range. He plans to bring the building up-to-date to today's standards.

None of the HPC members had any objections with the plans. All were happy with it. Mr. Holley wants to repoint the brick in the mortar used on this building. It is a unique mortar with small pebbles that he wants to keep. Mr. Holley will drop off samples with the Building Dept. The HPC explained to him that it can get the unofficial vote approving his application between meetings once it has viewed the samples so he can proceed with his project. The HPC will then officially approve his application at the next meeting.

**Old Business: (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](mailto:Mike@mskmgt.com)) for Dominos; property owner is Kingston USA, Inc. ([DLee1010@hotmail.com](mailto:DLee1010@hotmail.com)), Daniel Lee, owner, as well as their attorney, Dean J. Donatelli ([DDonatelli@iwt-law.com](mailto:DDonatelli@iwt-law.com)), Keith Holling, AIA, Ahmed Fawad of JFZ Construction and Michael Holst of Signs by American Woodcarving. Dean J. Donatelli advised that his clients are not ready to present Phase 2 to the HPC.

Dean Donatelli asked if it would be helpful for he and his clients to attend and receive further input from the HPC as to what is expected for Phase 2. They do not have plans developed at this point. He will attend the April 26, 2018, meeting.

**Correspondence/Notes/Comments:**

- A.** Correspondence received: **1)** Letter dated 2/24/18 from Dennis Melone of Rising Sun offering input on historic district
- B.** Poles/signs on Main Street – Donna Rose-McEntee got some information on this for members to review.
- C.** James Manfredi was to schedule meeting with Commissioner MacNeill and Mike Landolfi for the post-meeting discussion.
- D.** 9-13 Lincoln Avenue – Application before Zoning Board to convert garages to 29 residential units with underground parking. Hearing was scheduled for February 20 and was to be continued at the March 20 meeting. As this property is in the Historic District, it needs to come before the HPC before any work begins.

The meeting was adjourned at 6:40 P.M.

The next meeting is scheduled for April 26, 2018.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board  
John Holley (19 Main Street)  
Dean Donatelli, Esq. (172 Main Street)