

**NEXT MEETING: THURSDAY, MAY 24, 2018 AT 6:00 P.M.**

**VILLAGE OF RIDGEFIELD PARK  
MINUTES OF THE HISTORIC PRESERVATION COMMISSION  
April 26, 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, Gerard Garofalow and James Manfredi. Not present: Matt Bilow, Juan Kuriyama, Donna Rose-McEntee, Bob Olson and Andre Lam.

The minutes of the March 22, 2018, meeting was approved on a motion by James Manfredi 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):** Mark Olson, Chairman of the Green Team, was present to speak to the HPC about the GT's vision for an arts district within the historic district.

Mark explained that the first mural to be in the anticipated arts district is to be applied to Art Mora located at 222 Main Street. The artist owns the mural and is interested in letting Art Mora put it up. Mark spoke to Sunny Mora and she will have the application done for next month. The plans are to install the mural on the building and then change it every few months. Details on how long have not been worked out yet.

Mark further explained that last year the Green Team was certified Bronze level in Sustainable Jersey, which is most of the things the Village did except for a couple of things like the Community Garden. The GT finished with 225 points but only needed 150. Silver Certification needs 350. The GT then looked into what it needed to do to go to Silver. Some of the points are just undoable. Arts related actions are both doable and looks like what people want. The GT did a survey last fall of what kind of art people wanted – concerts and dance were two things people were interested in. They will be holding a dance session (tickets will be available). SJ wants people to do these things. Only two towns are Silver certified in Bergen County, Ridgewood and Wyckoff. This would be a good time to look into an arts district. There is the Main Street revitalization program that is being worked on. The Master Plan is being revisited. RP is working on the storm water issue. It's a good time to work on this while things are being opened up.

Mark said there are two ideas he pitched to the Board of Commissioners. 1) arts district along Main Street and 2) 1% fee for public art on multi-family and commercial projects. The hope is that the murals will make Main Street more attractive and attract shoppers to local businesses. Details are being worked on and ideas are still being thrown around. There are several areas that a mural would really make more attractive. Mark brought some pictures for the members to view. For instance, Rising Sun is interested in putting up a mural about martial arts.

The HPC's concern is if someone uses a "mural" to advertise their business. A mural cannot advertise a business and turn into a billboard. It should still have to come before the HPC. A mural should not advertise what is in the business. Gerard Garofalow pointed out that anything that is on a permanent basis is a mural. Gerard thinks the Village still needs to think about the size limits – 10% is 10%. Someone could put up a mural and end up advertising their business on 45% of the building. It can get very difficult to define what will be allowed. The concept is great but the details really need to be defined. Parameters need to be set. The Village needs to be very specific that the murals are not used as an excuse for large advertising. This is the dilemma. If murals are to be allowed, the HPC needs to approve what the mural is and has relativity to RP, that is fine. A definition of a sign is something connected to a building. If it is taken on and off a building, it is a sign.

Jeff Hoffman asked if other towns have done this and what guidelines they have. Ridgewood has an arts district. Clinton, NJ, also has some as well. It makes the towns more attractive. Mark brought some pictures of Clinton that he happened to pass through recently. There is more to the Main arts district than this. Probably would include some type of sidewalk entertainment under certain conditions which must be defined such as a musician, for example. If something like that were to be done, the Village would need to revert back to the state handicapped code, which means you must maintain a minimum of 36" of clear right-of-way at all times. There must always be a pedestrian right-of-way. Maybe if you're a potter it might be a little easier for you to have your studio with you, like your studio could be on the side. That's half the idea.

The other idea is 1% for arts. If someone wants to build a new building or renovate an existing building, (this is non-residential) not one and two family, 3 family or more, apartment buildings, industrial space, that is used to fund this. The next building that goes up would probably be paying for the next piece of art. When someone is building a three-story building for instance, the last story could become a feature instead if a mural were installed on that floor.

Morristown does this. What they do is you can either do it yourself or Morristown tacks on the fee and they do it. This gets into a lot of oversight so Mark isn't sure if that's a good idea.

James Manfredi said he would like the other possible sights to become permanent murals. Maybe the first mural is changeable but he would like to see the others permanent in general. That specific one at the art gallery could be an exception. Jeff thinks it must be clearly defined otherwise it can become a legal mess. Gerard thinks the town needs to clearly define what is a mural. Mark said it could be public art like a sculpture instead. Some buildings have little archways with a space. They would be a nice location for small sculptures. Some buildings could have hanging flowers. Everything is predicated on getting permission. Putting in a green roof could also be an option to someone putting in a new building. The HPC thought green roofs are a great idea.

Once you establish an arts district where a mural is acceptable, it would also be acceptable for anybody in any areas to do this as well except for one and two-family homes. You don't want murals on residential homes but you could do it in the central business district, on factories, on neighborhood stores. Except for home, you can create an arts district but in there would be a caveat or amendment to it that it shall also include neighborhood commercial districts so even though they are not in the historic district, they would have to come back to the HPC for approval to put up a mural.

Someone needs to approve the murals, there has to be a handle on that. Mike Landolfi of the Building Dept. told Mark he didn't want to be in charge of this. The HPC agreed it should be a governing body giving the approval. The Village has to be very, very careful that there is no advertisement on the mural because you will be going from 10% for a sign to anything as a mural. It must be very defined as to what is and isn't allowed and maybe you would want to create a name for it such as Arts District and possibly incorporating that within the Historic District. As far as the Arts District, the Historic District would need to be expanded to include that aspect of it. It is a good thing to have the Arts District in sync with the Historic District but the Historic District should look at expanding. It should go down to Lincoln Avenue, the railroad station, etc.

Last time the HPC suggested this, there were some exceptions that when they tried to have some exclusions when residential areas were included, there were legal problems. There are already some houses in the Main Street section of the Historic District. The train station should most definitely be included in the Historic District.

Mark said that Ken Ochab is working on projects for the Board of Commissioners. He would like to come back several times to discuss this with the HPC. Gerard Garofalow said the HPC should ask members if they are acceptable to handling an arts district. Gerard said he is in favor of this but if the general membership feels they don't want to handle this project, that needs to be decided right away. Mark said the Creative Arts Team's role is not to decide things. The members present feel this is a great thing but the remaining members will be asked for their opinion on this as well.

**New Business:** None submitted.

**Old 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.

None of the HPC members had any objections with the plans. Mr. Holley was to drop off samples with the Building Dept. but informed the HPC something came up at the last minute and he couldn't attend tonight's meeting. He will drop the samples to the Building Dept.

**(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. Dean Donatelli originally advised they would attend the April 26, 2018, meeting but shortly before the meeting advised they were not able to attend tonight. Their plan is to come to the HPC before finalizing plans and submit to the Building Department so everyone is on the same page with respect to phase 2. That said, they do not have enough information to show to at this time, so they will be in touch about attending next month.

**Correspondence/Notes/Comments:**

- A.** Correspondence received: 1) Mark Olson asked to speak to the HPC to discuss the Green Team's vision for an Arts 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 to convert garages to 24 one bedroom and 5 two bedrooms with underground parking off Lincoln Ave. and parking spots off of Spruce. The Building Dept. will forward application when it is submitted.
- E.** New Village email address is: [historicprescomm@ridgefieldpark.org](mailto:historicprescomm@ridgefieldpark.org). This must be used for municipal business.

**Announcements:**

**Adjournment:** There being no further business, the meeting was adjourned at 7:00 p.m. on a motion by Gerard Garofalow and seconded by James Manfredi. All were in favor of this motion.

The next meeting is scheduled for May 24, 2018.

Respectfully submitted,

Barbara DeLuca

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