

NEXT MEETING: THURSDAY, JUNE 28, 2018 AT 6:00 P.M.

**VILLAGE OF RIDGEFIELD PARK
MINUTES OF THE HISTORIC PRESERVATION COMMISSION
May 24, 2018**

Chairman Jeff Hoffman called the meeting to order at 6:15 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, Matt Bilow and Gerard Garofalow. Not present: Juan Kuriyama, James Manfredi, Donna Rose-McEntee, Bob Olson and Andre Lam.

The minutes of the April 26, 2018, meeting was approved on a motion by Matt Bilow and seconded by Gerard Garofalow. 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: (18-05-01) 252-260 Main Street, submitted an application to repaint the rear and sides of the building in taupe. The applicant is the building owner, Stephanie Sacchi (332 Briarcliff Lane, Paramus, NJ 07652 (201) 519-8743 ssacchi@aol.com). The building is currently painted white, grey and taupe and she would like it to be one color, taupe. No other work is planned.

Jeff Hoffman had emailed the applicant and let her know that the HPC needed a sample of the paint color to be used. The building needs to be looked at for maintenance issues. The applicant will be asked what the intent is for the front of the building and what repairs are planned. The applicant will also be informed that the HPC needs a color sample for the paint for the rear and sides of the building.

(18-05-02) Bilow, Garrett Group, 161 Main Street, submitted an application to repair the damaged retaining wall and add signage to the window on the Main Street side of the building. Applicant is building owner, Paula Bilow. Matt Bilow explained the application to the members

The applicant explained that the retaining wall is failing. The steel is rotting away and will be replaced with railroad ties and painted to match. It fell over and must be replaced. The window signage to be installed on the Main Street window is the same signage that is on the front window of the building. They will add the same logo to the front to match what is on the side of the building (brown/red color) reading BILOW GARRETT GROUP/ARCHITECTS AND PLANNERS P.C.

Since Matt Bilow cannot vote on this application, it will be emailed to all members for approval. Members present had no objections to any of the proposed work.

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). 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 the HPC has not seen any yet.

(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, 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. 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.

The HPC noticed some other issues at 172 Main Street that need to be addressed.

- 1) Work to front entrance not completed as approved. Diamond plate steel ramp installed over existing tile. According to guidelines, any changes/amendments have to be brought before the HPC before work is done.
- 2) Very large area on the upper left of the building has been covered with either black tar or paint, needs to be corrected. (After looking at pictures taken prior to this application, it is obvious that more tar has been applied to the building since the original application.)

A letter will be sent to Dean Donatelli, Esq., requesting that his client address and correct the above issues so the CO can be issued.

Correspondence/Notes/Comments:

- A. Correspondence received: 1) letter dated April 24, 2018, from Katherine J. Marcopul Deputy State Historic Preservation Officer Re: Consultation Comments NJ Transit TransitGrid, Federal Transit Administration (FTA)
- B. Poles/signs on Main Street – Donna Rose-McEntee got some information on this for members to review.
- C. Gerard Garofalow will meet with Commissioner MacNeill and Mike Landolfi for the post-meeting discussion.
- D. Letter sent to SMC Hair at 165 Main Street – window has been lettered without permit and has two flashing signs in the window. Building Dept. has been advised of this work done without an application.
- E. An email will be sent to Francine Orovitz asking her to notify the HPC the next time Ken Ochab makes a presentation before the Planning Board on the proposed plans for Main Street so that HPC members can attend.

Announcements:

Adjournment: There being no further business, the meeting was adjourned at 6:45 p.m. on a motion by Jeff Hoffman and seconded by Matt Bilow. All were in favor of this motion.

The next meeting is scheduled for June 28, 2018.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board
 John Holley (19 Mt. Vernon Street)
 Dean Donatelli, Esq. (172 Main Street)
 Stephanie Sacchi (252-256 Main Street)