

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

**VILLAGE OF RIDGEFIELD PARK
MINUTES OF THE HISTORIC PRESERVATION COMMISSION
June 28, 2018**

Chairman Jeff Hoffman called the meeting to order at 6:30 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 James Manfredi. Not present: Matt Bilow, Gerard Garofalow, Juan Kuriyama, Donna Rose-McEntee, Bob Olson and Andre Lam.

The minutes of the May 24, 2018, meeting could not be approved as there was no quorum.

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 at this time.

Old 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. An email was sent to the building owner asking what other work was planned as the building is in need of maintenance and requesting a sample for members to review. The owner advised she was not planning any other work and has not dropped off a color sample yet. Maintenance needed at this building is:
260 Main Street - Pointing of brick; North side of building - paint peeling and masonry cracking.
252 Main Street - Brick is coming off building - left side of front door (when facing door)
South side wall of building - paint peeling and masonry cracking
Rear wall needs patching of cement plaster
Sidewalk needs repairing or replacement.

The HPC has not heard anything further from the applicant.

(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 has not been able to do that 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@mskmgmt.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. 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 would 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 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.

Since the last meeting, the marquee sign was installed. The black tar on the building needs to be fixed and the sidewalk completed. Village attorney, Philip Boggia, has been in contact with Dean Donatelli, as to what work needed to be completed to get a temporary CO. A sample of the sidewalk was available at tonight's meeting. Pictures of the samples were emailed to all members as well as advising them that the sample is available for review in the conference room. An email will be sent to Philip Boggia, Esq., to find out the conditions for a temporary CO and inquiring if there is a timeline for work to be finished.

Correspondence/Notes/Comments:

- A.** Correspondence received: 1) letter dated May 25, 2018, from Lt. Gov. Sheila Oliver, Sandy Recovery Division, Re: Rebuild by Design Meadowlands Flood Protection Project 2) Email dated May 25, 2018, from David Tarabocchia, PSE&G, Re: excavation work at 201 Main (IGA) and Webster & Main.
- B.** Poles/signs on Main Street – Donna Rose-McEntee got some information on this for members to review.
- C.** Gerard Garofalow and Bob Olson will schedule a meeting with Commissioner MacNeill and Mike Landolfi for the post-meeting discussion.
- D.** Letter sent on 5/14/18 to SMC Hair at 165 Main Street – window has been lettered without permit and has two flashing signs in the window. There has been no response to the letter. Building Dept. will be asked to follow up on this.
- E.** Building Dept. was advised that Dante's has installed a flashing ATM sign in the front window.
- F. 170 Main Street** – the new businessowner began work without a permit unaware the building was in the historic district. The Building Dept. stopped the work and they were advised they needed to submit an application to the HPC before any work could be done. The new owners were very cooperative and will submit an application

Announcements:

Adjournment: There being no further business, the meeting was adjourned at 6:40 p.m. on a motion by Jeff Hoffman and seconded by James Manfredi. All were in favor of this motion.

The next meeting is scheduled for July 26, 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)