

NEXT MEETING: THURSDAY, AUGUST 23, 2018 AT 6:00 P.M.

**VILLAGE OF RIDGEFIELD PARK
MINUTES OF THE HISTORIC PRESERVATION COMMISSION
July 26, 2018**

Chairman Jeff Hoffman called the meeting to order at 6:03 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 Andre Lam. Not present: Matt Bilow, Juan Kuriyama, James Manfredi, Donna Rose-McEntee and Bob Olson.

The minutes of the May 24 and June 28, 2018, meeting were approved on a motion made by Andre Lam 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: (18-07-01) MetroPCS, 225 Main Street, submitted an application for new signage to the building. The applicant is Ameer Signs, (506-A Route 46W, Garfield, NJ 07026 ameersigns2011@gmail.com Tel 973-580-2592, Fax (9973-253-8804). As this is a corner building, application is for channel letter 24" x 13' flat aluminum frame, background to be white substrate, reading "MetroPCS", metro to be in Arion 2500-3412 Purple Vinyl, PCS to be in Arion 2500-3411 Orange Vinyl, sign to be front lit with White LED lights. No other work is planned to the building. No signage to be placed in windows. Address and hours of operation may be placed on door in 2" letters.

No one appeared on behalf of the applicant and the HPC has questions on the application. A letter will be sent to the sign maker advising of the concerns of the HPC as well as inviting them to the next meeting. The items needing clarification are: 1) It appears to be a backlit sign, which is not permitted in the historic district. Gooseneck lights are the permitted lighting. 2) The rendering for the sign is not clear. The sign appears flat in one rendering but look raised in the drawing on the building. Please provide more details such as size of letters and whether letters are raised or flat. 3) The correct address of the building is 225 Main Street, not 230 Main Street.

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 also to drop off a sample for members to review. 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 since May.

(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.

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

- 1) Work to front entrance not completed as approved. Diamond plate ramp installed over existing tile. (Applicant advised this was only temporary.)
- 2) Very large area on the upper left of the building has been covered with either black tar or paint, needs to be corrected. (Building Dept. advised it met with franchise owner and they will take responsibility for completing all repairs needed to get a temporary CO within 60 days.)

A sample of the stamped sidewalk was left with the HPC for members' review. A poll was taken in between meetings and by a vote of 5-3 the results were that the running bond used brick stamp was preferred over the herringbone stamp. The HPC advised the applicant of its choice and that they could pick up the samples from the conference room at their convenience.

Correspondence/Notes/Comments:

- A.** Correspondence received: 1) letter dated June 18, 2018, from Katherine Marcopul, Deputy State Historic Preservation Officer, Re: Northern Branch Light Rail Line.
- 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. was 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 advised they would submit an application but nothing has been received to date.
- G. CVS** – They plan on replacing the sidewalk on July 30 (as per notice to DPW) but they have not submitted any application. The copy of the notice was given to the Building Dept.

Announcements: The HPC will send a memo to the Building Dept. and Board of Commissioners that it would like to help form a better relationship with the public and not alienate anyone. The HPC feels that anyone has a right to attend a meeting to ask any question they want about any project they want to do and should not have to buy an application first. The HPC has received some feedback from some residents and would like to establish a more favorable relationship with applicants and try to assist in making the process easier for applicants.

The HPC will also put a notice on the website advising applicants they can attend a meeting to get information without purchasing the application. A blank application will also be scanned in for the public to look at when visiting the website.

Adjournment: There being no further business, the meeting was adjourned at 6:40 p.m. on a motion by Andre Lam and seconded by Gerard Garofalow. All were in favor of this motion.

The next meeting is scheduled for August 23, 2018.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board/Planning Board)
John Holley (19 Mt. Vernon Street)
Dean Donatelli, Esq. (172 Main Street)
Stephanie Sacchi (252-256 Main Street)
Ameer Signs (225 Main Street)