

NEXT MEETING: THURSDAY, NOVEMBER 15, 2018 AT 6:00 P.M. (THIRD THURSDAY)

**VILLAGE OF RIDGEFIELD PARK
MINUTES OF THE HISTORIC PRESERVATION COMMISSION
October 25, 2018**

Chairman Jeff Hoffman called the meeting to order at 6:10 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: Matt Bilow, Gerard Garofalo, Jeff Hoffman, James Manfredi, Donna Rose-McEntee and Andre Lam. Not present: Juan Kuriyama and Bob Olson.

The minutes of the August 23, 2018, meeting were approved on a motion made by James Manfredi and seconded by Matt Bilow. All were in favor of the motion. There was no meeting in September.

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: (18-10-01) Allstate Insurance Agency, 220 Main Street, submitted an application to install signage to the building. The applicant is Tom Cannizzaro of Philadelphia Sign (707 West Spring Garden Street, Palmyra, NJ 08065-1798 (856)-829-1460 x 231 tcannizzaro@philadelphiasign.com). The HPC spoke to Samantha Berger, Project Manager (sberger@PhiladelphiaSign.com) via telephone to discuss the application so questions could be answered for the HPC.

The applicant plans to install non-illuminated 15" aluminum letters centered on the store front of 220 Main Street; color to be blue (sample provided) and white and to read (logo) Allstate; install first surface door vinyl on customer entrance to include logo, name, number, hours, website and services provided; signage on door has already been installed and reads: (logo) Allstate, Suazo Financial LLC, 201-479-3500, Office Hours, Monday, Tuesday 9am-5pm, Wednesday, Thursday, Friday 9am-5pm, Saturday 10am-1pm, allstate.com, 1-800-Allstate, Auto, Home, Business, Life, Annuities, Mutual Funds, Retirement & College Savings Plans, Securities are offered by Personal Financial Representatives through Allstate Financial Services, LLC, Registered Broker-Dealer Member

The HPC explained to Samantha Berger that it has no problems with the signage on top but there is additional signage on the door that is not permitted. A store can only have one sign unless it is located on a corner property. The only signage permitted to remain on the door is: Suazo Financial LLC, 201-479-3500; Office Hours, Monday, Tuesday 9am-5pm, Wednesday, Thursday, Friday 9am-5pm, Saturday 10am-1pm; allstate.com, 1-800-Allstate. The signage above and below this section must be removed.

The HPC also advised that the hands logo placed on the top of the building cannot be lit. If exterior lighting is desired, two gooseneck lights may be installed but details and sample must be given to the HPC before they may be installed. Samantha Berger said the hands are not lit and she has no problem informing her client that the signage on the door must be removed. Currently no lighting is proposed.

A motion was made by Matt Bilow and seconded by James Manfredi to approve the Allstate application for signage as follows: installation of non-illuminated 15" aluminum letters centered on the store front of 220 Main Street; color to be blue and white and to read (logo) Allstate; install first surface door vinyl on customer entrance to include logo, name, number, hours, website and services provided; signage on door has already been installed and reads: (logo) Allstate, Suazo Financial LLC, 201-479-3500, Office Hours, Monday, Tuesday 9am-5pm, Wednesday, Thursday, Friday 9am-5pm, Saturday 10am-1pm, allstate.com, 1-800-Allstate; the following signage already installed on the door will be removed: (logo) Allstate (on top) as well as Auto, Home, Business, Life, Annuities, Mutual Funds, Retirement & College Savings Plans, Securities are offered by Personal Financial Representatives through Allstate Financial Services, LLC, Registered Broker-Dealer Member (on bottom); the hands logo placed on the top of the building cannot be lit; if exterior lighting is

desired, two gooseneck lights may be installed but details and sample must first be given to the HPC for approval before they may be installed. All were in favor of this motion.

Old Business: (18-08-02) Palma Kitchen, 192 Main Street, submitted an application for a new dark green awning (sample submitted); with white letters reading: "Healthy Meals Palma Kitchen Grab & Go", gooseneck lighting over awning (5). The applicant is Amanda Mendez, 192 Main Street, (201) 214-8815, amendez447@gmail.com.

Details are: Ivy Sunbrella Fabric green awning (sample submitted), size: 1'H x 16'3" W x 16" projection with white lettering reading: "Healthy Meals Palma Kitchen Grab & Go", Five Globe Electric 44095 Black Aedan Single Light 13" Wide Wall Sconce with gooseneck arm and swivel head in black finish are also planned. Applicant is aware that that the goose-necks must be mounted on flush-mount boxes installed from the inside.

A motion was made by Donna Rose-McEntee and seconded by James Manfredi to approve the amended application submitted by Palma Kitchen to install the following: Ivy Sunbrella Fabric green awning (sample submitted), size: 1'H x 16'3" W x 16" projection with white lettering reading: "Healthy Meals Palma Kitchen Grab & Go"; Five Globe Electric 44095 Black Aedan Single Light 13" Wide Wall Sconce with gooseneck arm and swivel head in black finish; applicant is aware that that the goose-necks must be mounted on flush-mount boxes installed from the inside; hours of operation and telephone number may be installed on the door in 2" letters. All were in favor of this motion.

(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.

Samples were dropped off to the Building Dept. and copies emailed to all members in between meetings. No member had any problems with the samples. The approval needs to be made formal after the questions about exactly where the stucco will be are answered.

(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.

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.) The HPC is waiting for plans for Phase 2 of the project and for Phase 1 to be completed.

The January 25, 2018, approval for Phase 1 included: ... the sidewalk is going to be stamped concrete as shown on the plans; three dark anodized bronze flagpoles with up lighting will be installed as shown on the plans; ...; the stamped concrete will also extend into the alcove to the entrance of the building; ... The repair work for the tar painted on the brick is very sloppy. None of this work has been completed yet despite a temporary CO being issued in July. Mike Landolfi said he "believes the new exterior entrance floor was approved in July by the HPC. The TCO is good for 90 days after approval, and can be extended an additional 90 days if requested by owner. He did not know about the flag poles and it was not stated on the TCO only the marquee. He was going to check with the owner and let the HPC know about the entrance and plan for the flag pole."

Gerard Garofalow is going to try to set up a meeting with Phil Boggia and Jeff Hoffman to discuss this application as it has been sometime since Phase 1 was started and never completed. The HPC feels that it cooperated to get Dominos opened and now there has been no follow through; the flag poles and sidewalk entrance were never done; the upper front tar was fixed in a very sloppy manner. The HPC doesn't think any further proposals should be heard until all previous work promised as part of Phase 1 is completed.

9. Correspondence/Notes/Comments:

A. Correspondence received:

- 1) Memo from Board of Adjustment dated 9/28/18 Re: Case #1536 53 Bergen Turnpike application to construct a 45 residential multiple dwelling building
- 2) Memo from Board of Adjustment dated 10/2/18 Re: Case #1537 245-249 Teaneck Road application to convert a business use to six residential multiple dwelling building

- B.** Gerard Garofalow and Bob Olson will schedule a meeting with Commissioner MacNeill and Mike Landolfi for the post-meeting discussion.
- C.** 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 but the HPC has not heard anything back.
- D.** Memo sent to Commissioner Poli requesting that a part-time employee be hired to clean Main Street on a regular basis.
- E.** Donna Rose-McEntee received a phone call from a resident wishing to do remodeling on their home at 188 Park Street. They said the house was built in 1909 and they asked if there were any guidelines for historic preservation they needed to be aware of. Donna told them there are not at this time. There are some fine examples of different architectural styles in town and I was and the HPC will discuss if this is something the HPC should start considering preservation measures for any of these homes/buildings. The HPC thinks it might be a good idea to think about giving a small award to people who take care of their property and try to maintain homes that have historic value as far as architectural style.
- F.** Discussion on OPEN signs and also FOR HIRE/HELP WANTED signs.
- G.** Discussion on ordering signage and sign brackets for Main Street. Donna Rose-McEntee brought a booklet with samples of banners for the street posts. The HPC would have to purchase the brackets and a special tool to install them. Members thought it was a good idea to just put a few signs on the borders of the historic district on Main Street and Mt. Vernon Street. Gerard Garofalow suggested making a cardboard prototype of the sign and tape it to the signpost and then members will drive past to see if it is visible and if it is the right size before placing an order.
- H.** There are several sidewalks that are in urgent need of repair, i.e., Egenhofer's sidewalk, Touch Salon. These sidewalks are done in gravel/macadam and are a tripping hazard.

Announcements: None at this time.

There being no further business, the meeting was adjourned at 7:15 p.m. on a motion by Jeff Hoffman and seconded by Andre Lam. All were in favor of this motion.

The next meeting is scheduled for November 15, 2018. (third Thursday due to Thanksgiving).

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board/Planning Board)
Samantha Berger (220 Main Street – Allstate)
John Holley (19 Mt. Vernon Street)
Palma Kitchen (192 Main Street)