

NEXT MEETING: THURSDAY, MAY 23, 2019 @ 6:00 P.M.

**VILLAGE OF RIDGEFIELD PARK
MINUTES OF THE HISTORIC PRESERVATION COMMISSION
April 25, 2019**

Vice-Chairman James Manfredi 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: James Manfredi, Donna Rose-McEntee, Andre Lam and Bob Olson (via teleconference). Not present: Matthew Bilow, Gerard Garofalow, Jeff Hoffman, Juan Kuriyama.

The minutes of the March 28, 2019, meeting were approved on a motion made by Donna Rose-McEntee and seconded by Andre Lam. 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: (19-04-01) Cosmic Wheel (John Russo, owner) 184-186 Main Street, submitted an application for the following work:

Replace windows and door at 186 Main Street with bronze aluminum door and framing to match windows; windows to be same height from ground as adjacent to storefront on bicycle shop at 184 Main Street; the manufacturer of the door and related materials is Sell-Mar Enterprise; painting of the exterior of the building to commence soon after approval; a new cycle shop sign is being created (and must first be submitted for approval before installation); the new business at 186 Main Street also seeks approval for signage to first be submitted for approval before installation; gooseneck lighting to also be installed and also must be submitted before installation; color of facade to be discussed and approved at HPC meeting.

In between meetings, the HPC gave John Russo informal approval to order the windows to keep his project moving. Colors need to be approved after John Russo selects the color scheme to use. Members were not in favor of the original color scheme submitted.

(19-04-02) 78 Vernon LLC, 78 Mt. Vernon Street, submitted an application for work as follows: Building being renovated for mixed use. Presently unoccupied. Re-facing front façade and part of westerly façade. Mass of building being changed for appearance of multiple buildings. The proposed plans for the building calls for two commercial units on the first floor as well as two one-bedroom apartments. The second-floor plan calls for seven one-bedroom apartments.

Work on the facade as follows: cut new opening in exterior wall for handicapped accessible entry; trim and stucco panels below first floor windows, existing aluminum and glazing to remain on bottom floor windows by door; signage panel for future signs and light (must first be submitted for approval before installation); existing windows to remain on second floor; trim around existing windows; scored stucco finish over existing stucco; applied PVC trim and stucco inset panel; align with existing cap. No colors are included as part of this application.

The applicant has asked to be placed on the May agenda.

Old Business: (19-02-01) 72 Mt. Vernon Street, submitted an application for a new storefront, windows and doors; paint front and façade. The applicant, Thomas Bove (97 Gunn Road, Branchville, NJ 07826 973-600-9450 above@warwick.net) was present as was Matt Bilow, the architect. Matt Bilow will recuse himself from any vote. The members were all in favor of this application in between meetings and approval will now be formalized at the next quorum. Donna Rose-McEntee said she was happy to see that temporary pavers were put in for the sidewalk. The HPC was happy the applicant tried to make some sort of temporary repair until the sidewalk can be done.

A motion was made by Donna Rose-McEntee and seconded by James Manfredi to approve the following work to the storefront: repaint the existing brick and trim in a color approved by the HPC; the paint colors to be used are SW0055 Light French Gray and SW2819 Downing Slate; new aluminum and glass, thermally broken glazing system with clear anodized finish and 1" insulating glass to be installed (sample brought to meeting); new aluminum and tempered glass door to replace existing wood door; existing stairs to remain; sidewalk is currently under environmental remediation; sidewalk repairs to be completed at later date upon completion of environmental remediation. (This will probably take 1-2 years to complete as the case cannot be closed out until the ground water is tested clean.), no sign is proposed as part of this application. When a tenant is found for this building, they will come back for their own approval. All were in favor of the motion.

(19-02-02) High level Beauty salon, 178 Main Street, submitted an application for signage to be applied to the window. The applicant is business owner, Denny Gonzalez de Perez (201) 641-2100 (mrguaski2u@aol.com). The members were all in favor of this application in between meetings and approval will now be formalized at the next quorum.

A motion was made by Bob Olson and seconded by James Manfredi to approve the application as follows: the sign will be 36" with white lettering reading: logo High level Beauty salon; hours of operation and telephone number to be installed on door in white lettering no larger than 2"; the Zoning Officer will determine the amount of signage allowed. All were in favor of the motion.

(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 and his new attorney, Marc Ramundo (416 E. Central Blvd., Palisades Park, NJ 07650 mramundo@ramundolaw.com). Daniel Lee (DLee1010@hotmail.com), current property owner, is in the process of selling the property to Mike Khan.

The January 25, 2018, motion was as follows: A motion was made by Donna McEntee and seconded by James Manfredi to accept the plans that were discussed tonight regarding the installation of a marquee for the front of 172 Main Street that will extend 2 ft from the building; the gooseneck lighting that was proposed over the marquee is going to be eliminated so they will only use lighting underneath the marquee lighting up the entrance; the applicant agreed to replace the window that is on the north side second story of the building that is currently covered in plywood to match the window with grids that is on the south side of the building in a similar position; materials were shown for some of the metal work and colors were shown for the signage, they were approved; the details were written in the plans; the sign to be mounted on a structure that will be presented in detail on amended plans to be reviewed by the HPC prior to any work being done on the marquee; 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 dark Duratonic Bronze gooseneck lights will be extended over the signs of the two stores along Main Street; lights will be wired internally onto the building and not from the parapet hanging down; this was changed after the December meeting at the request of the HPC; as far as the Domino's signs; the Domino's sign will be individual letters; lettering: 2" deep cans – white sidewalls painted to match 3M intense blue 3730-127 Xlucet Vinyl; Logo: 2" depth – white sidewall; upper tile painted to match 3M red 3730-33 Xlucet vinyl; Lower tile: painted to match 3M intense blue 3730-127 Xlucet Vinyl; sign will be unlit; the stamped concrete will also extend into the alcove to the entrance of the building; the entrance doors have been squared off with two individual doors for the stores made out of the metal sample brought to tonight's meeting to match existing window frames and the gooseneck lighting; all the new metal and aluminum frames black anodized frames; the Cedar Street side where the building was compromised will be closed; it will be stucco over and painted to match the existing stucco color; however, that part of the project has been named Phase 2 and the HPC has not discussed all of the other details of Phase 2 in any detail, this is just to close the door and patch it; when the sidewalk stamped concrete is done for the front of the building, the applicant was told that they do not have to address the bump out or the circle that goes around the town owned tree; final approval will be given when final renderings are in for the marquee; the applicant can proceed with the remainder of the work approved as Phase 1 of this project. All were in favor of the motion. (highlighted work still not done).

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.

The applicant has asked the Building Dept. about a CO but he must first complete all work as agreed to under Phase 1. They have not fixed the sidewalk or the entry (temporary ramp still there), repair of tar on front wall is very sloppy.

Mr. Ramundo explained that his client is anxious to close on the property and is prepared to complete the work necessary to get a CO. The minutes from January 2018 were given to Mr. Ramundo so he knew exactly what work was agreed

upon to be completed as Phase 1. Mr. Ramundo said he will write up a binding maintenance agreement with time limitations with penalties to be paid if the work is not completed on time in order to move the approval of a CO along.

The HPC informed Mr. Ramundo they would then circulate the agreement to all members as well as the Village attorney, Philip Boggia, for approval. The HPC has not heard anything further since the February 28, 2019, meeting.

Correspondence/Notes/Comments:

A. Correspondence received: 1) Info on new Main Street New Jersey Program MSNJ) from Lt. Governor Sheila Oliver, Commissioner of Dept. of Community Affairs

B. Letter sent 5/14/18 and 11/1/18 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. Now have painted on sidewalk. Additional memo sent to Building Dept.

C. Discussion on OPEN signs and also FOR HIRE/HELP WANTED signs.

D. Discussion on ordering signage and sign brackets for Main Street.

E. Memo sent to Building Dept. on 1/21/19 regarding status of open matters: SMC Hair; Waggy Tails; sidewalks at Touch Hair Salon; condition of sidewalks from Mt. Vernon to Cedar Street; lighted signs on Main Street.

F. Matt Bilow offered to make up a sample drawing to show to applicants as an example of what information is needed to gain approval. He will clean up the drawing and pass it around to members for comments.

G. A short discussion was held on monthly meetings with the Building Dept. They are imperative to keep communication open and up-to-date with the Building Dept. Gerard Garofalow will be asked if he can handle this task. Also, apparently Ken Ochab is doing a Master Plan for Main Street. Members feel the HPC should be included in this discussion.

Announcements: Election for Chairman and Vice-Chairman will be held when there is a quorum.

There being no further business, the meeting was adjourned at 6:30 p.m. on a motion by Andre Lam and seconded by Donna Rose-McEntee. All were in favor of this motion.

The next meeting is scheduled for May 23, 2019.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board/Planning Board)
 Thomas Bove (72 Mt. Vernon Street)
 Denny Gonzalez de Perez (High level Beauty salon)
 Mike Khan of MSK Management Company (Mike@mskmgt.com)
 Marc Romundo, Esq. (172 Main Street Street)
 John Russo (184-186 Main Street)