

**NEXT MEETING: AUGUST 22, 2019 @ 6:00 P.M.**

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

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, James Manfredi and Andre Lam. Not present: Matt Bilow, Gerard Garofalow, Donna Rose-McEntee, Bob Olson, Juan Kuriyama.

The minutes of the April 25 and June 27, 2019, meetings were approved. There was no meeting in May.

**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.

**Old Business: (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 (signs and lighting to be submitted by tenant determination); existing windows to remain on second floor; trim around existing windows; scored stucco finish over existing stucco finish; applied PVC exterior trim and brackets over stucco inset panel; align with existing cap, existing roof to remain and be repaired, existing siding to be replaced, existing masonry to remain; samples of colors to be used provided. Stucco: #8020 Cocoa Powder, #89 Travertine; Paint: Macadamia SW6142, Rock Garden, SW6195, Classical White SW 2829, Leather Bound, SW6118.

Matthew Bilow has recused himself from this application due to a potential conflict.

Architect Al Zaccone presented drawings of the proposed project as well as explain the changes to those present. The building will be a mixed use. There will be two storefronts and nine residential units. The businesses will need to apply for their own signage and lighting. The applicant wanted approval from the HPC so it can be presented to the Zoning Board for approval. As there was not a quorum, Al Zaccone left the drawing for members to look at in between meetings and offered to answer any questions members may have in between meetings. HPC members were sent a picture of the drawing and advised it is present in the conference room for them to look at.

The HPC will get the opinions of the remaining members to see if this application is acceptable. James Manfredi does not like the appurtenance on the top but approves the application. He would like a further explanation on it. Gerard Garofalow has no problem with the application as it pertains to the HPC; he has other concerns outside of the HPC's jurisdiction about the application. Jeff Hoffman, Andre Lam and Donna Rose-McEntee approve the application. After the meeting, Bob Olson emailed that he is in favor of the application but would like to see grids on the casement windows. Matt Bilow recused himself from this application. Members said that this application will come back before the HPC after getting Zoning Board comments and approval and any changes can be made when the application is formally approved.

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

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 wrote 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 received a copy of the maintenance agreement from Mr. Ramundo, which was sent to the Village attorney for comments. The HPC has not heard from the Village attorney yet.

Gerard Garofalow reviewed the maintenance agreement and he is totally against it. He feels there needs to be some real penalties involved if it's not finished on a timely basis. He believes the applicant should be given 90 days to complete all work and the penalty should be a **minimum** of \$1,000.00 a day, 7 days a week, 365 days a year. The penalty should be payable every day by certified check to the Village of Ridgefield Park and be continuous until the project is completed. The penalty shouldn't stop when the project is started. The project needs to be finished totally in order to stop the penalty.

**(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. He must still get permits from Building Dept. before any work is started. The HPC has not received any further information on a new color selection from Mr. Russo.

#### **Correspondence/Notes/Comments:**

- A.** Correspondence received: 7/18/19 Memo from Zoning Board - Case 1549 241-243 Teaneck Road for an application for a Use Variance to convert the first-floor business to two apartments, changing the use from business with two apartments to four family residence
- 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.** 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.
- E.** 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.
- F.** 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.
- G.** **Youngae Ma Korean Sausage**, 256 Main Street, has installed awnings without approval.
- H.** **Citron Law Firm**, 167 Main Street – painted their entrance door and bilco doors bright red without approval. The Building Dept. will be notified to speak to the business owner.

**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 6:25 p.m. on a motion by James Manfredi and seconded by Andre Lam. All were in favor of this motion.

The next meeting is scheduled for August 22, 2019.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board/Planning Board)  
Mike Khan of MSK Management Company ([Mike@mskmgt.com](mailto:Mike@mskmgt.com))  
Marc Romundo, Esq. (172 Main Street Street)  
John Russo (184-186 Main Street)  
Al Zaccone, AIA (78 Mt. Vernon Street)