

NEXT MEETING: SEPTEMBER 26, 2019 @ 6:00 P.M.

**VILLAGE OF RIDGEFIELD PARK
MINUTES OF THE HISTORIC PRESERVATION COMMISSION
August 22, 2019**

Chairman Jeff Hoffman called the meeting to order at 6:05 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.

The minutes of the July 25, 2019, meeting 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: (19-08-01) Mama Lupe's, 170 Main Street, business owner, Ampare Fernandez-Reyes (50 Grand Avenue, Ridgefield Park 917-279-1977, fernandezampa30@gmail.com) submitted an application to change the existing awning to burgundy Sunbrella (sample provided) with white lettering to read: Mama Lupe's (on both sides) Mama Lupe's 170 (in the middle over the doorway) 201-822-2121 (on both sides); paint the side and front of the building Colonial Revival Stone SW 2827 (swatch provided), no lighting is proposed.

The HPC advised the applicant that it prefers the original brick not be painted. There would also be a problem with painting their storefront as two stores occupy the building and the painted brick would be very apparent. The applicant was advised to try a high-pressure power washing to clean the bricks. The applicant was agreeable to this. Only the stucco will be painted in the Colonial Revival Stone SW 2827.

Since there was not a quorum, the HPC advised the applicant that it would email the application to members for their opinion and get back to them. In the meantime, the applicant was free to power wash the brick but not paint anything yet. The brick is not to be painted.

Mark Olson from the Green Team was present to discuss murals with the HPC. He asked the applicant if she would mind answering a question for him. She did not mind and he asked her if she would have any interest in putting a mural on the side of her building. He explained to her that the Village was working on a public arts master plan and her building was discussed as a good location for a possible mural. The applicant said she would think about it for the future and thought it would probably be a good idea for the business district as a whole, as well as herself.

(19-08-02) Main Street Chemist, 216 Main Street, business Owner, Alex Venidis (1 Towne Centre Drive, Cliffside Park, NJ 07010 201-674-8441, agvenidis@gmail.com) submitted an application to replace the existing awning with Ivory Sunbrella (sample submitted) with logo in maroon, white and light navy (samples submitted on awning fabric) to read: MAIN STREET (first line) CHEMIST (second line); no new lighting is proposed, window and window dressing will be replaced (border will match Dunkin Donuts across the street), glass utilized will be of protective variety as gates cannot be used.

The applicant explained that pharmacies have certain NJ requirements they must adhere to such as gates or tempered glass, name on door, etc. The applicant said the existing leaded glass on the top will remain and the rest of the window will be in the required tempered glass. He plans on using the same molding as installed on Dunkin Donuts. The framing will be in black matte finish. He already has the construction permits. The original granite and marble will remain. The hours of operation as well as name will be on the door as required in NJ.

Since there was not a quorum, the applicant was advised that the HPC would email the application to the rest of the members for their opinion. In the meantime, he will try to get a sample of the black matte framing to be installed.

Mark Olson – Green Team Chairman, was present to discuss murals with the HPC. Mark explained that the Green Team and Creative Arts Team have been holding a series of meetings to create a Public Arts Master Plan. The plan when complete will be part of the Village's master plan.

As part of the process, the business district was identified as a place to start first. Opportunities for art were identified and the full list will be part of the Public Arts Master Plan. The opportunity, which was identified as easiest to do and have the most immediate impact, was painting a mural on the construction fence located at 190 Main Street. They would like to paint a mural on the plywood fence. The Green Team/Village will pay for the construction of the mural, which would be done by volunteers. In the future, they would also like to discuss putting murals on buildings as well but are still in the early planning stages of the public arts master plan.

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.

A formal motion approving the concept of the proposed work at 78 Mt. Vernon Street will be made when there is a quorum. This application is approved as to concept but must appear before the HPC with approved final plans after gaining Zoning Board approval for the proposed work. The HPC would prefer grids on the casement windows.

(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 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.

The HPC was contacted by contractors to get specifications on replacing the sidewalk and the flags/flagpoles.

(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. In April 2019, the HPC advised Mr. Russo that members were not in favor of the original color scheme submitted. He must still get permits from Building Dept. before any work is started. To date, the HPC has not received any further information on a new color selection from Mr. Russo.

Correspondence/Notes/Comments:

A. Correspondence received: 1) email dated 8/7/19 from Rick Doggett of All Remodeling Construction Re: 172 Main Street requesting information on replacing the sidewalk 2) emailed dated 8/12/19 from Mike of Signs by American Woodcarving asking for information on the height of the flagpole and size of the flags at 172 Main Street

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. 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.

D. 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.

E. Monthly meetings with the Building Dept. are imperative to keep communication open and up-to-date with the Building Dept. Gerard Garofalo 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.

F. Youngae Ma Korean Sausage, 256 Main Street, has installed awnings without approval. Building Dept. is aware.

G. Citron Law Firm, 167 Main Street – painted their entrance door and bilco doors bright red without approval. The Building Dept. was 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 7:00 p.m. on a motion by James Manfredi and seconded by Jeff Hoffman. All were in favor of this motion.

The next meeting is scheduled for September 26, 2019.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board/Planning Board)
 Mike Khan of MSK Management Company (Mike@mskmgt.com)
 Marc Ramundo, Esq. (172 Main Street Street)
 John Russo (184-186 Main Street)
 Al Zacccone, AIA (78 Mt. Vernon Street)
 Mama Lupes (216 Main Street)
 Main Street Chemist (170 Main Street)