

NEXT MEETING: OCTOBER 24, 2019 @ 6:00 P.M.

**VILLAGE OF RIDGEFIELD PARK
MINUTES OF THE HISTORIC PRESERVATION COMMISSION
September 26, 2019**

Chairman Jeff Hoffman called the meeting to order at 6:00 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, Andre Lam. Donna Rose-McEntee arrived after roll call. Not present: Matt Bilow, Juan Kuriyama, James Manfredi, Bob Olson.

The minutes of the July 25 and August 22, 2019, meetings were approved on a motion made by Gerard Garofalow 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): Priya Mankodiya was present to ask questions about submitting an application for her new business to be located at 180 Main Street. Ms. Mankodiya thought she needed to purchase the application package in order to attend a meeting to ask questions. Her questions were answered about completing her application and she will complete her application and submit it to the Building Dept.

New Business: None submitted.

Old 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.

At the August meeting, the HPC advised the applicant that it prefers the original brick not be painted. 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. There was not a quorum to vote on the application. In between meetings, the HPC polled members to get their opinion on this application. All were in agreement with the application and formal approval will be given at tonight's meeting.

A motion was made by Jeff Hoffman and seconded by Donna Rose-McEntee approving the application as follows: 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 stucco on the side of the building Colonial Revival Stone SW 2827 (swatch provided), brick is to be cleaned by a high-pressure power wash only and not painted; no lighting is proposed. All were in favor of the motion.

(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 at the August meeting, the applicant was advised that the HPC would email the application to the rest of the members for their opinion. In between meetings, the applicant provided a sample of the black matte framing to be installed. Members were polled for their opinion on the application and all were in approval of this application.

A motion was made by Jeff Hoffman and seconded by Andre Lam to approve the application as follows: 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, glass utilized will be of protective variety as gates; framing will be in black matte finish (sample provided); NJ requirements for pharmacies such as gates or tempered glass, name on door, hours of operation on door, etc., will be followed; the existing leaded glass on the top will remain and the rest of the window will be in the required tempered glass; the original granite and marble will remain. All were in favor of the motion

(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 motion was made by Donna Rose-McEntee and seconded by Jeff Hoffman, to approve the concept of the application including work at 78 Mt. Vernon Street 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, 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. All were in favor of the motion with Matt Bilow recusing himself due to a potential conflict.

(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.

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.

The HPC did receive an email dated 8/7/19 from Rick Doggett of All Remodeling Construction requesting information on replacing the sidewalk. The HPC also received an email 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. The HPC has heard nothing further on this property.

(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 since May 2019.

Correspondence/Notes/Comments:

A. Correspondence received: None

B. 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.

C. Items to be discussed at monthly meeting with Building Dept.:

Matters still open:

- **SMC Hair (165 Main Street)** – Letters sent 5/14/18 and 11/1/18 – window has been lettered without permit and has two flashing signs in the window. There has been no response to any letter. They have also spray painted on sidewalk leaving residue on adjacent business owner's sidewalk.
- **Waggy Tails (219 Main Street)** – lettered window without approval
- **Touch Hair Salon (189 Main Street)** – blacktop installed as sidewalk
- **Youngae Ma Korean Sausage (256 Main Street)** – has installed awnings without approval
- **Cintron Law Firm (167 Main Street)** – painted their entrance door and bilco doors bright red without approval. Memo sent to Building Dept. advising of the red doors. The HPC will send a letter to the business owner advising that they have painted without approval and need to file an application. Have never received approval for any work/signage done to building.
- **Domino's (172 Main Street)** – windows on Cedar Street side of building are covered in signage, not approved and over limit
- condition of sidewalks from Mt. Vernon to Cedar Street
- lighted signs on Main Street at businesses not grandfathered in

D. The HPC will send a letter to Fred Rosen, Chairman of the Planning Board, advising that the HPC be notified when the planner will attend the PB meeting to discuss the Master Plan and that the HPC would like to be involved in any discussion concerning the Historic District.

E. Donna Rose-McEntee would like to be on record as being opposed to painting any murals on the sides of buildings in the Historic District. She does not feel they belong in this type of an area and is concerned with maintenance of them. She feels there are plenty of other places for art but painting historic buildings is not one of them.

Announcements:

Election for Chairman and Vice-Chairman were held.

A motion was made by Andre Lam and seconded by Donna Rose-McEntee nominating Jeff Hoffman as Chairman. All were in favor of the motion.

A motion was made by Jeff Hoffman and seconded by Andre Lam nominating Gerard Garofalow as Vice-Chairman. All were in favor of the motion. As Vice-Chairman, Gerard Garofalow, will handle the monthly meetings with the Building Dept.

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

The next meeting is scheduled for October 24, 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)