

NEXT MEETING: NOVEMBER 21, 2019 @ 6:00 P.M. – THIRD THURSDAY DUE TO HOLIDAY

**VILLAGE OF RIDGEFIELD PARK
MINUTES OF THE HISTORIC PRESERVATION COMMISSION
October 24, 2019**

Chairman Jeff Hoffman called the meeting to order at 6:12 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, Matthew Bilow and Donna Rose-McEntee. Not present: Gerard Garofalow, Juan Kuriyama, James Manfredi, Andre Lam and Bob Olson.

The minutes of the July 25, August 22, and September 26, 2019, meetings could not be approved as there was no quorum.

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):

New Business: (19-10-01) 167 Main Street, property owner Edward Capelluti (Camato Inc, Inc., EBCappellu@hotmail.com), submitted an application to paint the front door and diamond-plate basement doors, which were previously painted without approval. Mr. Capelluti brought the Country Redwood 23 Moor Glo color sample with him to the meeting. The painter he hired used the wrong color paint. He is just refreshing the door. The HPC informed him that if he is just refreshing the doors in the same color, he does not need an application for that. He was contacted by the HPC because the bright red color is not an approved color. The work done to the doors was not done by the tenant but rather the property owner.

(19-10-02) Beauty Bar by Priya, (180 Main Street) was represented by business owner Priya Mankodiya, who submitted an application for new business. She plans to just face change the existing aluminum sign. She brought a rendering by NSD Signs & Awning. The work to include: aluminum sign face change as follows: sign to be 120"w x 24"h, white background with writing in Merlot PC 500-475-0, Cactus Green PC 500-773-0, reading Beauty Bar by Priya 36"w x 17"h; 180 Main St. 16.5"w x 2.3"h; 201-499-1313 19"w x 2.25"h; Threading *Facials *Make-up *Eyelash Extension.

The members present had no problem with the sign but there was not a quorum to vote. The application will be emailed to members to get their opinion so work can proceed in between meetings. The application will be formally voted on at the next meeting where there is a quorum.

Old Business: (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 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 but it appears that work might be starting up again.

Correspondence/Notes/Comments:

A. Correspondence received: 1) letter dated 10/7/19 from The Cintron Firm Re: painting of doors

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.

Touch Hair Salon (189 Main Street) – blacktop installed as sidewalk

Domino's (172 Main Street) – windows on Cedar Street side of building are covered in signage, not approved and over limit; there is also a shattered window on the Cedar Street side of the building

Estee (182 Main Street) – has a lighted sign in the window that needs to be removed

condition of sidewalks from Mt. Vernon to Cedar Street

lighted signs on Main Street at businesses not grandfathered in

Announcements:

There being no further business, the meeting was adjourned at 640 p.m. on a motion by Matt Bilow and seconded by Donna Rose-McEntee. All were in favor of this motion.

The next meeting is scheduled for November 21, 2019, (third Thursday due to holiday).

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)
Edward Capelluti (167 Main Street)
Priya Mankodiya (180 Main Street)