

NEXT MEETING: THURSDAY, SEPTEMBER 25, 2014 AT 6:00 P.M.

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION
AUGUST 28, 2014**

Bob Olson called the meeting to order at 6:07 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 on the 15th day of January 2014, and sent to the Star Ledger on the 10th day of January 2014. Roll call was taken. Members present were: Bob Olson and Jeff Hoffman.

The minutes of the July 24, 2014, meeting were approved.

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) NEON SIGNS ARE ONLY PERMITTED IF THEY ARE INSTALLED 2' INSIDE THE WINDOW

Public Comments (not pertaining to applications): None at this time.

New Business: None submitted.

Old Business:

(14-04-01) Bank of America, 264 Main Street, application for ADA upgrades. As far as the two open concerns: 1) Applicant to ask PSE&G to remove pole and repair sidewalk where pole had been located. They are awaiting approval from bank to proceed with this request. 2) Drive-thru canopy to be addressed with the property management. They have brought this issue up to the bank who has contacted property management. They will advise as soon as they have an answer back. Applicant was asked for status update on work. Stephanie West advised that work will begin in two weeks and they will submit a color sample for the railing prior to painting.

(14-04-02) Dunkin Donuts, 209 Main Street. Application was approved at June meeting. The drainage problem noted on the site visit (white pvc piping leading from rear of building causing drainage problem onto sidewalk, will create dangerous conditions during winter, and needs to be addressed, prior to approval) is not coming from Dunkin Donuts. It is water coming from the store next store (Legend Fish Market at 213 Main Street). A letter was sent to the Building Dept. advising that water is being pumped from basement onto the sidewalk and needs to be rectified. **The Building Dept. will be asked again to provide a status update.**

Dunkin Donuts did provide a sample of the terra cotta color to be used above the side window. The applicant will be advised the color is acceptable to the HPC.

(13-08-01) Zoe Beauty Salon 180 Main Street. Final approval is awaiting receipt of a clearer rendering of the sign. A letter was sent to the applicant advising that if they are not present at the next meeting to present the requested rendering, the file will be closed and they will have to start the process again if they want to install a sign. No one was present at the meeting so the file is officially closed.

Won Buddhism, 162 Main Street. The HPC explained that a lot of work had been done without approval and an application needed to be submitted to gain approval. Since the applicant was given misinformation by another department, the HPC will not make them incur the expense of changing the

completed work. Ed McCann, Esq., is representing the applicant. They brought out the filled out application and will submit a color sample for the new basement door they plan to install.

The applicant also plans to install a non-illuminated standing sign similar to the sign that was previously there. It will read (gold and black painted dimensional logo and letters) on both sides of aluminum backboard: Won-Buddhist Temple, Tel: 201 641 1636, 10:00 AM – 11:30 AM, 10:00 AM – 11:30 AM. The posts will be black galvanized 3" x 3" square posts with "162" on them. The sign will be illuminated by a spotlight on the ground. The applicant needs to submit for approval a picture of the outside light, color and how it will be installed prior to installation.

The application will be forwarded to members not in attendance to get their approval.

Riverside Medical Group, (11-09-01) 204-206 Main Street – lights have been removed but new lights have not been installed yet even though approval was granted May 21, 2012. Approved lights were not installed prior to the meeting; the Building Dept. will be asked to issue a summons.

Building Dept. was asked to give a status of the parking lot. The HPC has been notified by several people that they have noticed there are many different types of vehicles, buses, etc., parking on the lot.

Correspondence/Notes/Comments:

- A. Discussion on reviewing guidelines.
- B. Donna McEntee has begun taking updated pictures of the historic district.
- C. Gerard Garofalow drew up a draft of fines/violations that was distributed to members for comments before discussing with Commissioner MacNeill.
- D. \$1,500 encumbered for new signs for Main Street. Funds encumbered under PO#12069 and PO# 13301 for a total of \$3,000.00. Bob Olson brought information on the proposed bases and finials for the signs. The HPC will get together to take a walk and to decide where the new bases and poles should be placed. Bob Olson will talk to the Police Dept. to get a layout of the signs. Information will be emailed to all members.
- E. Bob Olson received information on a possible grant for the HPC. Donna McEntee checked into this and there was nothing appropriate for the HPC.
- F. Email received from Robin Brown (rbrown@optonline.net) regarding her consulting firm.

Open/Outgoing correspondence this month:

- Letter sent to the US Postmaster to again request maintenance be done on this prominent building at the start of the historic district. A copy of the letter was sent to the Ridgefield Park Postmaster as well as Senators Menendez and Booker, Congressman Pascrell, RP Postmaster and the Mayor and Board of Commissioners. Bob Olson received a call from William Slack of CTS Group Arch. Planning from Chatham ([973-635-5900](tel:973-635-5900)) wslack@ctsarch.com, who advised that he inspected the building and was going to give a list of recommendations to the Post Office to see what funds were available for repairs. HPC also received email from Mori, Hanna of Senator Booker's office (hanna_mori@booker.senate) that they were also going to look into the matter.

Enforcement Officer still needs to give written status report on the following items as per the July meeting:

- Many of the sidewalks in the Historic District are very dangerous. There are big chunks missing, which make it very dangerous to walk on. Palermo's Bakery needs to power wash the grease from the pavers in front of their location. (Letter sent to Palermo's Bakery.)
- **JJ Best Cleaners (13-10-01)** 9-11 Mt. Vernon Street – has extra, unapproved signage on windows. Summons should be issued.
- **Little Stars Day Care**, 240 Main Street – failure to submit application for gate installed without permit. The business owner also advised the Building Dept. that they never received

any letters from the HPC. Letters were sent on July 26, 2013, November 25, 2013, January 27, 2014, with a response received from Little Stars on August 22, 2013. Letter received from Thomas Blumenthal on June 20, 2014, advising that “nothing has been done without permits”. Gate was installed without permit and permits are required for any work done within the historic district. **Construction Code Official will be advised to handle this matter under the UCC.**

- **\$2.99 Cleaners** – (173 Main Street) - Approval was given only for the store sign and the applicant was specifically advised that the window signs could not be installed. They have been installed on the front windows, not placed 2' back as instructed. The HPC sent one final letter to advise that the unapproved signage needed to be removed immediately or a summons will be issued. Summons should be issued.
- **Site visit done by Enforcement Officer to see if neon signs have been removed or moved back 2'. The following storefronts still have neon signs:** Sofritos, Kiseki, Fire Pit Grill – neon open sign (also has paper installed over window), Ray's Delicias, Dollar General.(Bella Italia, Park Stationers, Luigi's, Dr. Curcio and Village IGA are only stores that remain grandfathered in.)
- **Clips** - (59 Grove Street) – side windows covered with unapproved signage for Kicklusive, letter sent to business owner May 2, 2014 but sign still remains. Summons should be issued.
- **Estee Nails** – has unapproved signage on windows
- **Main Street Market** – business has closed. Enforcement Officer will be advised to make sure all signage, brackets, appurtenances, etc. are removed from the building.
- **D&S Hair Sensations** has vacated its location at 59 Mt. Vernon Street. Enforcement Officer was advised to make sure they remove all signage, brackets, appurtenances, etc., as per the ordinance.

Items needing attention of Building Dept./Enforcement Officer as per the August meeting:

- The HPC will have a member available for the court date of the businesses that should be issued a summons. Please provide HPC with court date for each summons issued.
- Zoe Beauty Salon – please mark your file closed as the applicant never returned with a clearer rendering for the HPC to view.
- 213 Main Street – please give update as to water being pumped from basement to sidewalk
- Riverside Medical Group – summons should be issued for failure to install approved lights. Please give status report on parking lot on Mt. Vernon Street. The HPC has been advised by several people that there are many types of vehicles, buses, etc., parking on the lot.
- State Farm Insurance Agency, 216 Main Street – has vacated its location. Please make sure the business is notified that it must remove all signage, brackets, appurtenances, etc., as per the ordinance.
- 72 Mt. Vernon Street – utility company temporarily blacktopped the sidewalk after a repair. Please make sure the sidewalk is properly repaired.
- Llama Llama Ewe, 220 Main Street – has installed temporary signage. Please advise when their temporary permit expires for the temporary signage.
- Summons still needs to be issued to following businesses provided unapproved signage and/or neon signs are still installed: JJ Best Cleaners, Little Stars Day Care (unapproved gates), \$2.99 Cleaners, Sofritos, Kiseki, Fire Pit Grill – neon open sign (also has paper installed over window), Ray's Delicias, Dollar General, Clips, Estee Nails. Please advise of court date and if member of HPC needs to be present.

Announcements:

The HPC members will be asked for suggested replacement for Terry McDonough who sadly passed away earlier this month.

There being no further business, the meeting adjourned at 6:55 p.m.

The next meeting will be September 25, 2014, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board
Won Buddhism, Edmund McCann, Esq.
Dunkin Donuts, Cynthia Falls