

NEXT MEETING: THURSDAY, AUGUST 28, 2014 AT 6:00 P.M.

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION
JULY 24, 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: James Manfredi, Bob Olson, Donna Rose-McEntee and Jeff Hoffman.

The minutes of the June 26, 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 will be asked for status update on work.)**

(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 to provide a status update.**

The Police Dept. responded to the memo from the HPC. They will install decorative posts if they are provided.

(13-08-01) Zoe Beauty Salon 180 Main Street. Final approval is awaiting receipt of a clearer rendering of the sign. A letter will be 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.

Won Buddhism, 162 Main Street. No further information has been received. The HPC explained that a lot of work had been done without approval and an application needed to be submitted to gain approval. Ed McCann, Esq., is representing the applicant. He asked that they be put on the May agenda but the

HPC has not heard anything further from Mr. McCann. A letter will be sent advising the applicant that if they are not present at the next meeting, a summons will be issued by the Building Dept. Mr. McCann will be copied on the letter.

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. If approved lights are not installed prior to the next meeting, the Building Dept. will be asked to issue a summons.

Building Dept. will also be asked about 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.

9. 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 will look into this.

Open/Outgoing correspondence this month:

- Letter to be 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 will be sent to the Ridgefield Park Postmaster as well as Senators Menendez and Booker, Congressman Pascrell, RP Postmaster and the Mayor and Board of Commissioners

Enforcement Officer needs to notify or issue summons to following:

- 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 has sent one final letter to advise that the unapproved signage needs to be removed immediately or a summons will 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). (Villa Italia, Park Stationers, Luigi's, Dr. Curcio and Village IGA are only stores that remain grandfathered in.) Letter sent to Ray's Delicias and Dollar General advising them to either remove neon sign or move it 2' inside window.

- **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.
- **Green-Tech General Contracting** - (74-76 Mt. Vernon Street) – needs general maintenance follow-up, windows need to be cleaned up, etc. The HPC will send a letter requesting that property maintenance be done to this property. The business owners have been very cooperative in the past.
- **Estee Nails** – has unapproved signage on windows

Announcements – None

There being no further business, the meeting adjourned at 7:00 p.m.

The next meeting will be August 28, 2014, at 6:50 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board