

**NEXT MEETING: THURSDAY, JUNE 25, 2015, AT 6:00 P.M.**

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION  
May 28, 2015**

Bob Olson called the meeting to order at 6:01 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 on the 31st day of December 2014. Roll call was taken. Members present were: Bob Olson, David Bilow, Andre Lam, James Manfredi, Donna Rose-McEntee and Jeff Hoffman.

The minutes of the April 23, 2015 meetings 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: (15-04-01) Bank of America**, 264 Main Street, previously submitted an application for installation of new ATM in existing drive thru lane, extension of existing concrete drive thru island, addition of two exterior light poles, relocation of three exterior wall pack lights and removal of one wall pack light and replacement of under canopy lighting. Tonight they submitted the revised drawings and finish samples for the additional work over the drive-thru. The applicant was represented by Kerri Schappel of Project Expeditors Consulting Corp. (315 Iron Ore Rd., Manalapan, NJ 07726).

The HPC had no problem with what was previously requested but needed to see the plans for the repairs to be done to the upper facade over the drive-in. The dead bushes were replaced. No watering system was installed; the bank plans on watering the new bushes. Samples of the materials to be used were provided: Wall Systems Supply Parex in warm sand color and Metalworks Tegular in white finish. The additional work would include the removal of the existing wall covering from canopy; prepare surface to receive new finish; remove existing suspended ceiling system; lighting fixture and any other ceiling mounted device; prepare surface to receive new Bank of America suspension system; provide new Bank of America stucco finish in existing canopy, refer to detail in page A-12.00; use 10432 – warm sand, fine finish; existing suspended ceiling to be removed; after repairing all adjacent surfaces affected by demolition, provide and install new suspended ceiling, use Armstrong Metalworks Vector concealed metal 24" x 24" tile, finish Global White Perforation M1 (not perforated), Armstrong Prelude XL 15/16" grid for exterior applications; existing soffit and fascia to be re-finished, refer to construction plan for scope.

A motion was made by James Manfredi and seconded by Donna Rose-McEntee, to approve the plans that have been submitted before the HPC (which previously included Bank of America installation of new ATM in existing drive thru lane as per civil plans prepared by Stonefield Engineering dated 2/4/15 and architectural plans prepared by Gensler; scope of work includes: extension of existing concrete drive thru island; addition of two exterior light poles; relocation of three exterior wall pack lights; removal of one wall pack light and replacement of under canopy lighting; the dead plants have already been replaced); to accept the modified plans submitted based on the color samples provided, upper façade to be Wall Systems Supply Parex in warm sand color and Metalworks Tegular in white finish for underneath the canopy (new ceiling system); specifically the modified plans include: the removal of the existing wall covering from canopy; prepare surface to receive new finish; remove existing suspended ceiling system;

lighting fixture and any other ceiling mounted device; prepare surface to receive new Bank of America suspension system; provide new Bank of America stucco finish in existing canopy, refer to detail in page A-12.00; use 10432 – warm sand, fine finish; existing suspended ceiling to be removed; after repairing all adjacent surfaces affected by demolition, provide and install new suspended ceiling, use Armstrong Metalworks Vector concealed metal 24" x 24" tile, finish Global White Perforation M1 (not perforated), Armstrong Prelude XL 15/16" grid for exterior applications; existing soffit and fascia to be re-finished, refer to construction plan for scope. All were in favor of this motion.

**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. \$3,500.00 was encumbered under the 2014 budget for the decorative poles. \$3,500.00 will be encumbered under the 2015 budget. Bob Olson will try to set up a meeting with the traffic officer to decide which poles should be replaced. If there is enough money available, three signs will be added advising the start of the historic district. It would also be a good idea to have signs to advise of the location of the municipal parking lot located on Cedar and Main Street.
- E. **Flames Rotisserie Peruvian Cuisine (218 Main Street), Chicken Magician (220A Main Street), D&S Hair Sensations** – businesses have vacated these buildings, letters sent to building owners advising that all signs, brackets, appurtenances, etc., must be removed as per the ordinance. A memo was sent to Ed Ballard asking him to enforce this but the HPC has not received an update yet.
- F. A memo was sent to the Mayor and Board of Commissioners suggesting that the Welcome to Ridgefield Park signs are need of refreshing (painting and clean-up).
- G. A memo was sent to Commissioner MacNeill advising that the HPC would like to allow a lighted "open" sign or menu sign in windows.
- H. There is work being done in Chicken Magician. A letter was sent reminding them that any work done to the outside of the building must first be approved by the HPC.
- I. An email was received from the Clerk's Office regarding a lawsuit involving 204-206 Main Street and requesting any documentation the HPC had for this address. All minutes were provided to the Clerk's Office.
- J. David Bilow would like to step down as a regular member and have his son, Matthew (who just received his license) take his place. David is willing to be an alternate for Matthew when he cannot attend meetings. Commissioner MacNeill will be asked if this can be done.
- K. **Cintron Law Firm** – 167 Main Street. The HPC needs to look into the status of this application. It appears that the applicant has never completed their application or finished the work required for final approval. The HPC will check its file on the status of this application.

**Open/Outgoing correspondence/matters this month:** New business letters were sent to: Kicklusive, Carolina's Café and Lenia's Latin Kitchen. A letter was also sent to the business owner of the former Chicken Magician (220 Main Street) advising they are in the historic district and must come before the HPC before any work is done to outside of building.

There being no further business, the meeting adjourned at 6:35 p.m.

The next meeting will be June 25, 2015, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board  
Bank of America