

NEXT REGULAR MEETING: THURSDAY, FEBRUARY 28, 2008 at 6:00 P.M.

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

JANUARY 24, 2008

Chairman Robert Olson called the meeting to order at 6:20 p.m., it having been duly noted that this meeting is 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 21st day of December, 2007, and sent to the Star Ledger on the 21st day of December, 2007. Roll Call was taken. Commission members present were: Robert Olson, Mary Romme, Donna McEntee, and Juan Kuriyama. Ed Ballard, HPC Enforcement Officer, was also present.

The minutes of the December 27, 2007, 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.

Public Comments (not pertaining to applications): None.

Old Business:

(07-12-01) – 175 Main Street, Wellbeing Land – was represented by John Ahn, GS Sign, 493 Main Street, Fort Lee, NJ 07024 (973) 626-5345. The application fee was previously submitted. The application is for a new sign on the building.

The applicant brought a sample of one of the letters to be applied to the building. The color will be a Ralph Lauren gold, exterior finish. Each letter will be applied with a standoff of about 1-1 ½ inches. A sample of the color needs to be submitted directly to the Chairman for final approval. The address number is above the doorway, telephone number and hours of operation are permitted on the door in 1 ½" vinyl letters applied directly to the door. There are no lights or signs in the window. There are no lights proposed on the outside of the building at this time, however, two gooseneck lights to be centered over the sign are approved in the same color as the siding as part of this application. If lighting is desired, complete details must be furnished to the Chairman prior to any installation.

A motion was made by Juan Kuriyama and seconded by Donna McEntee to approve the sign pending the approval and submission of the color and submission of the additional store hours and where they will be located, two gooseneck lights to be centered over the sign are also approved, the lettering is to be detached 1 ½" inches from the siding, color of letters to be Ralph Lauren gold leaf, the lights will be in the same color as the siding. This approval is contingent upon all additional information to be submitted directly to the Chairman prior to any installation. All were in favor of this motion.

(07-12-02) – 175 Main Street, Wellbeing Land –The business owner, James Lee (151 Main Street, Maywood, NJ 07607) submitted a revised application to comply with the ordinance. The application fee was previously submitted.

The applicant plans to remove and replace the existing wood siding on the side, the front and the entire parking side until the storage room begins. Above the storefront will also be changed as well as along the apartment. The gutter will be changed also. The Commission will need a drawing for the entire scope of the work agreed upon, some sort of rendering with more accurate colors will be necessary to be presented to the Commission. This drawing can be presented directly to the Chairman rather than wait for another meeting. The architect needs to put in writing exactly what material and color will be used on the building, which color will be used and where it will be used on the building. The proposed color is a blue gray color.

A motion was made by Juan Kuriyama and seconded by Mary Romme, approving the proposal based on another submission being submitted to include the description of the colors and where they will be applied and a detailed description of the extent of the scope of the work with reference to the siding and the trims and the colors and the entire building in general, not just the new storefront, which will include the side of the building. All were in favor of the motion.

It was made clear to the applicant that in order to receive final approval, he needs an additional submission from his architect to include:

- 1) what material will be used for siding and trim
- 2) rendering of front and sides and upper front of building
- 3) where the material is going to be used
- 4) the combination of colors to be used and where they will be used
- 5) detailed description of the extent of the scope of the work with reference to the siding, trims and colors of the entire building

The applicant was also advised that he could submit this information directly to the Chairman. He does not have to wait for the next meeting. A copy of the minutes will also be sent to his architect, DeMassi Design Studios.

(07-05-1) Ridgefield Park Hot Bagel & Deli, (224 Main Street). Chun Ma, business owner was present in response to a change in this application. In May 2007, the original application called for approval of a new storefront, which was to be colored aluminum (forest green) with a brick base below that with a sill, all in a pale yellow color. They ended up being installed in a bronze color rather than green. The brick was supposed to match the existing brick as closely as possible and it was installed as a red brick. This is why the business received a letter from the Commission.

The applicant explained that he did not notice the details of the color on the original architectural drawings. After doing the work, he found out the windows were supposed to be green. The green turned out to be a special order, which is very expensive. His sign is in red so he decided to use red bricks for the building so it would match. The applicant said he also has gooseneck lights on order.

The Commission said it does not have a problem with the bronze windows and they can remain as is. The brick does need to match the other buildings. If coated properly, it will not peel away. The concern of the Commission is that if the proper product is not used,

it could lead to peeling. The applicant must submit detailed information on the color and which product will be used to coat the brick.

A motion was made by Mary Romme and seconded by Donna McEntee that the current bronze color of the window trim is acceptable; the brick needs to be coated with a coating material to be approved by the Commission in a color to match the existing brick on the building. The product that will be used must be submitted to the Commission first so that the Commission knows it is the proper product used. The Commission must first approve the product, together with its warranties, before it is applied. This information can be submitted directly to the Chairman for approval. All were in favor of this motion.

Correspondence and Notes:

- A. Application Checklist (Olson) – revisions were made and approved by the Commission. Application Packet will be collated next week.
- B. Walking review of historic district (Kuriyama & Manfredi) Final report is in file, pictures need to be taken. Juan Kuriyama and James Manfredi will take the pictures. Badges were given to members.
- C. Letters were sent to: Supercraft Models, Seoul Enterprise Limo, 185 Main Street, New World Nails and Ridgefield Park Hot Bagels & Deli

The election for Chairman, Vice Chairman and reappointment of Secretary was held.

Robert Olson was nominated as Chairman by Donna McEntee and seconded by Juan Kuriyama. All voted in favor of this motion.

Mary Romme was nominated as Vice Chairman by Donna McEntee and seconded by Juan Kuriyama. All voted in favor of this motion.

Barbara DeLuca was nominated as Secretary by Donna McEntee and seconded by Juan Kuriyama. All voted in favor of this motion.

Announcements: None.

There being no further business, the meeting adjourned at 7:10 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept.
 Zoning Board of Adjustment
 Ed Ballard, HPC Enforcement Officer
 Wellbeing Land, Businessowner and Signmaker
 DeMassi Design Studios LLC (Wellbeing Land)
 RP Hot Bagel & Deli