

NEXT REGULAR MEETING: THURSDAY, JUNE 28, 2007 at 6:00 P.M.

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

MAY 24, 2007

Vice-chairman Mary Romme called the meeting to order at 6:00 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 sent to The Record on the 27th day of December, 2006, and to the Star Ledger on the 27th day of December, 2006. The notice of the meeting change date was sent to the newspapers on Tuesday, February 20, 2007. Roll Call was taken. Commission members present were: Mary Romme, Juan Kuriyama, James Manfredi and Terry McDonough.

The minutes of the April 26, 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.

New Business: (07-05-1) Ridgefield Park Hot Bagel & Deli, (224 Main Street).

Architect Al Zaccone represented the business owner, Chun Ma, on an application to remove the existing storefront and alcove entry and construct a new storefront and entry to the second floor apartment, extend the store to the face of the building and replace the existing sign and install gooseneck lights over the sign. The application fee of \$45.00 was submitted.

Al Zaccone explained that the business owner plans to increase the size of the store. There will be a new storefront, which will be colored aluminum (forest green) with a brick base below that with a sill, all in a pale yellow color. They plan to remove the existing sign and replace it with a burgundy and gold sign in the same size reading Ridgefield Park Hot Bagel & Deli. They plan on installing gooseneck lighting over the sign. The business owner is aware that she must first get approval from this Commission in order to get any building permits.

The Commission advised that it was noted in its walkthrough that the stone sills and lentils on the second floor windows are delaminated and need repair. As this is a tenant, any approval will be conditional upon the building owner doing these repairs in a reasonable amount of time. It was also noted that the tar should be removed and flashing installed. These repairs will be part of the approval.

A motion was made by Terry McDonough and seconded by Juan Kuriyama, that the application of 224 Main Street be approved as submitted, with the following conditions stated including the stone sills and lentils on the second floor windows are delaminated and in need of repair, and that the tar should be removed on the existing fascia and flashing installed. The Commission understands these repairs are not the responsibility

of the tenant but of the owner and they must be completed before a CO is issued. All were in favor of this motion.

(07-05-02) 252 Main Street, (Double J Nails) was represented by business owner Jennifer Ciu. The application fee of \$45.00 was paid in cash. The current application is for lighted signs in neon. It does not include anything else on the application. The applicant stated that she received a notice of violation for having installed signs without a permit.

The business owner stated she was not aware that she could not install neon lights. She was instructed that the neon lights had to be removed immediately or moved at least 2 feet inside the windows. She was also instructed that she needed to amend her application to include the signage already installed on the windows without a permit. The business owner needs to submit a detailed application, which will include the size and wording of all signage in all windows. She must also check with the zoning officer to see if the signage is in compliance with what is allowed on the windows. She was also advised that she is permitted to list her address and hours of operation on the business and that all neon signs must be removed or moved at least 2 feet inside the windows.

There are a lot of signs that are already installed without a permit. She needs to go before the zoning officer to see if they exceed the limit for this building. If the size exceeds the limit, she will need a variance to keep all the signs. Since this is a corner building, she is entitled to a sign on both sides. The Commission cannot make a determination as to the amount of signs permitted. The applicant needs to determine the percentage of the signs on the windows and must make this information available to the Commission. The revised application must list all details such as size, all wording, colors, etc.

It is understood that the neon will be removed or moved back immediately. This will eliminate one violation. The application is presently in the process of correcting the remaining violation of having installed signs without a permit. The Commission will recommend to the Building Dept. that it consider not imposing any fines while this situation is being rectified. The application will be held over until June 28, 2007.

Old Business: (06-12-1) Dunkin Donuts, (209 Main Street). The Commission has heard nothing further from the applicant.

Correspondence and Notes:

- A. #06-12-1 – Dunkin Donuts – Parking Sign
- B. Application Checklist (Olson) – in process of being typed
- C. Color Chart – Donna McEntee made another copy of the chart, which will be given to the Building Dept.
- D. Walking review of historic district completed, working on pictures and report (Kuriyama & Manfredi). Juan Kuriyama and James Manfredi said that they were asked for identification from some business owners while doing the walkthrough. The Commission will check with the Clerk's Office to see if they can assist in obtaining identification for the members.
- E. Discussion to set up meeting with Building Dept. – Bob Olson spoke to John Anlian to set up a meeting with Mike Landolfi and Ed Ballard. John Anlian thought this was a good idea and would be beneficial to all parties. Bob is waiting to hear back from John Anlian on a date for the meeting.

- F. Copies of violations issued to 252 Main Street (Double J Nails), 236 Main Street (4-8 Blue Limo) and 222 Main Street (Flowers Village) for installing signs without a permit.

Announcements: None

There being no further business, the meeting adjourned at 6:37 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept.
Ridgefield Park Hot Bagel & Deli
Double J Nail