

NEXT MEETING: MARCH 26, 2020 @ 6:00 P.M.

**VILLAGE OF RIDGEFIELD PARK
MINUTES OF THE HISTORIC PRESERVATION COMMISSION
February 27, 2020**

Chairman Jeff Hoffman called the meeting to order at 6:15 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 as well as posted on the Village message board. Roll call was taken. Members present were: Matthew Bilow, Jeff Hoffman, Donna Rose-McEntee, Andre Lam. Not present: Gerard Garofalow, Juan Kuriyama, James Manfredi, Bob Olson.

The minutes of the January 23, 2020, meeting were approved on a motion made by Donna Rose-McEntee and seconded by Matt Bilow. All were in favor of the motion.

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) LIGHTED/LED SIGNS ARE ONLY PERMITTED IF THEY ARE INSTALLED 2' INSIDE THE WINDOW. NO FLASHING OR SCROLLING LIGHTS/SIGNS PERMITTED.

Public Comments (not pertaining to applications):

New Business: 238 Main Street – Ed McCann requested to meet with the HPC to discuss and review designs and renovations for 238 Main Street but the HPC has not heard anything further from him.

Old Business:

(17-11-01) 172 Main Street, previously submitted an application for work to the building. Applicant is Mike Khan of MSK Management Company (Mike@mskmgmt.com) for Dominos and his new attorney, Marc Ramundo (416 E. Central Blvd., Palisades Park, NJ 07650 mramundo@ramundolaw.com). Daniel Lee (DLee1010@hotmail.com), current property owner, is in the process of selling the property to Mike Khan.

The applicant has asked the Building Dept. about a CO but he must first complete all work as agreed to under Phase 1.

The HPC received an email dated 8/12/19 from Mike of Signs by American Woodcarving asking for information on the height of the flagpole and size of the flags at 172 Main Street. The HPC has heard nothing further on this property but did observe that the front sidewalk has been replaced. The flagpoles still need to be installed as agreed upon.

Correspondence/Notes/Comments:

A. Correspondence received:

- Thank for the expression of sympathy from the Garofalow family.
- Email dated 2/14/20 from Adam Strobel announcing 2020 Bergen County Open Space Trust Fund Program. The grant info will be sent to all members so they can look through to see if anything pertains to the HPC. A discussion was held on the 2020 Open Space Tax Assessment Rate & Available Funding. Donna-Rose McEntee said she looked at it and it appeared to her that the grant opportunity was to help to purchase property that was historic in some way and that the HPC would want to save because it was endangered. Declaration of Intent to Apply deadline is April 3, 2020. Application deadline is May 15, 2020. It looked like a grant where the town had to also put in money.

Donna Rose-McEntee said the Art Association was going to ask to put 1% of taxes to be used for art programs and things put on the ballot in November and she thought it would be a good idea if the HPC also had something similar on the ballot so funds went back to the HPC for projects so the HPC could do some of the things they want to do.

B. Matt Bilow offered to make up a sample drawing to show to applicants as an example of what information is needed to gain approval. He will clean up the drawing and pass it around to members for comments.

C. Items to be discussed at monthly meeting with Building Dept.:

Matters still open:

SMC Hair (165 Main Street) – Letters sent 5/14/18 and 11/1/18 – window has been lettered without permit and has two flashing signs in the window. There has been no response to any letter. They have also spray painted on sidewalk leaving residue on adjacent business owner's sidewalk.

Touch Hair Salon (189 Main Street) – blacktop installed as sidewalk

Domino's (172 Main Street) – windows on Cedar Street side of building are covered in signage, not approved and over limit; there is also a shattered window on the Cedar Street side of the building.

Estee (182 Main Street) – has a lighted sign in the window that needs to be removed

Condition of sidewalks from Mt. Vernon to Cedar Street – many need maintenance work done.

Lighted signs on Main Street at businesses not grandfathered in – businesses are installing scrolling & lighted signs.

Art Mora (173 Main Street) – installed signage and lighting at new business without submitting an application. Letter was sent to Art Mora and Building Dept.

D. Properties located at 291 & 295 Main Street – Donna Rose-McEntee was asked to draft a memo to the BOC requesting that these properties be declared historic. The Village attorney will need to get involved to advise of the proper procedure to get this done.

E. Fancy Cleaners (236 Main Street) – has a scrolling sign.

F. Domino's Pizza (172 Main Street) – has for hire signs that block the Cedar Street windows, seems to have excess signage that was not approved. The Building Dept. was notified.

G. 7-11 – property maintenance needs to visit this property and ask the owners to please clean it up, it is an eyesore

H. Properties located at 291 & 295 Main Street – Donna Rose-McEntee was asked to draft a memo to the BOC requesting that these properties be declared historic. The Village attorney will need to get involved to advise of the proper procedure to get this done.

I. The HPC requested a copy of the guidelines for the HPC as well as the boundaries of the historic district from the Building Dept. The HPC feels that Station Plaza and the Masonic Temple should be part of the historic district. The HPC is concerned that large apartment buildings should not be put in the center of town.

J. Jeff Hoffman suggests that the HPC put together a list of important buildings in town and request a better map of the boundaries of the historic district. The HPC will also ask what the current budget is because it would like to see some signage put on the older buildings

Announcements:

Election for Chairman and Vice-Chairman were held.

A motion was made by Matt Bilow and seconded by Donna Rose-McEntee nominating Jeff Hoffman as Chairman. All were in favor of the motion.

A motion was made by Jeff Hoffman and seconded by Donna Rose-McEntee nominating Gerard Garofalow as Vice-Chairman. All were in favor of the motion. As Vice-Chairman, Gerard Garofalow, will handle the monthly meetings with the Building Dept.

There being no further business, the meeting was adjourned at 6:45 p.m. on a motion by Andre Lam and seconded by Donna Rose-McEntee. All were in favor of this motion.

The next meeting is scheduled for March 26, 2020.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board/Planning Board)