

NEXT MEETING: OCTOBER 22, 2020 @ 6:00 P.M.

**VILLAGE OF RIDGEFIELD PARK
MINUTES OF THE HISTORIC PRESERVATION COMMISSION
September 24, 2020**

Chairman Jeff Hoffman called the meeting to order at 6:08 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: Jeff Hoffman (via teleconference), Gerard Garofalow (via teleconference) and Andre Lam. Not present: Matt Bilow, Juan Kuriyama, James Manfredi, Donna McEntee, Bob Olson.

The minutes of the August 27, 2020, meeting were approved on a motion made by Andre Lam and seconded by Jeff Hoffman. 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: (20-09-01) Roll House Dragon, 226 Main Street, submitted an application for new signage on the front of the building. Present were the business owner, Catherine Shen (3 Drury Lane, Fort Lee, NJ 07024 646-812-8851, sshin9862@gmail.com) and Sign Avenue (Mark Lee, 888-820-5302 signavenue@gmail.com). The application is to install an aluminum sign the same size and location as the existing sign. The sign to read: logo Roll House Dragon, background of sign to be Benjamin Moore outdoor Ivory #925, with black writing, trim on top of sign to be painted brown 2109-10. Size of sign is 2' ft high x 14'8" long. Lettering to be ½" raised PVC letters. Hours of operation will be installed in 2" vinyl letters on the window.

Gerard Garofalow had a concern that the metal work on top would be covered but the applicant explained they were just putting a new sign the same size as already existing and the metal work was to be painted. The drawing is a little misleading in the black and white. Gerard Garofalow will be given a color copy to review. The applicant was also asked to drop off sample swatches of the colors for the file.

As there was not a quorum present, the application is being emailed to all members for their review in order to keep the project moving. The applicant was advised that as soon as all members sent in their opinion and, if it was favorable, she would be permitted to get her permit to install the sign. The HPC will email her when all members have sent in their opinion on the application.

Voting results: 226 Main Street – The application was approved.

MEMBER	YES	NO	RECUSE
Jeff Hoffman, Chairman	X		
Gerard Garofalow, Vice	X		
Matthew Bilow	X		
Juan Kuriyama	X		
James Manfredi	X		
Donna Rose-McEntee	X		
Alternates:			
Robert Olson			
Andre Lam	X		

Old Business:

(20-07-02) 181 Main Street – Contractor Stephen Carlucci (SC Contracting LLC, 505 Dewy Avenue, Cliffside Park, NJ 07010 551-302-1176) submitted an application for work previously done without approval. An application was submitted and denied on 7/17/20. The HPC recommended that the work be removed and a new application submitted, however, nothing has been removed or submitted.

(17-11-01) 172 Main Street, previously submitted an application for work to the building. Applicant is Mike Khan of MSK Management Company (Mike@mskmgt.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. The flagpoles still need to be installed as agreed upon.

****NOTE FOR BUILDING DEPT: There is a sign on the window that a new tenant is about to move into the empty store at this location. Please make sure the above work is completed before a CO is issued as that application is still not complete. Please also make sure that the new business submits an application before the HPC before any permits and/or CO is issued.**

Correspondence/Notes/Comments:**A. Correspondence received:**

- Email from ZB dated 9/3/20 Re: application from 5 Winant Avenue, Atlantis Management Group for a Use Variance to enlarge the existing Service Station to include a new retail convenience store. Hearing 9/15/20.
- Letter dated 9/21/20 from Little Stars Day Care Center advising that they wanted to replace the side door at 77 Park Street with a new door to match or close to match the existing front door.

B. 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

lighted signs on Main Street at businesses not grandfathered in

Art Mora (173 Main Street) – installed signage and lighting at new business without submitting an application

Betsy's Bagels (192 Main Street) installed signage without submitting an application

C. Properties located at 291 & 295 Main Street – Donna Rose-McEntee was going 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.

There being no further business, the meeting was adjourned at 6:20 p.m. on a motion by Gerard Garofalow and seconded by Andre Lam. All were in favor of this motion.

The next meeting is scheduled for October 22, 2020.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board/Planning Board
Roll House Dragon (226 Main Street)