

NEXT MEETING: NOVEMBER 19, 2020 @ 6:00 P.M.

**VILLAGE OF RIDGEFIELD PARK
MINUTES OF THE HISTORIC PRESERVATION COMMISSION
October 22, 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, Gerard Garofalow and Andre Lam. Not present: Matt Bilow, Juan Kuriyama, James Manfredi, Donna McEntee, Bob Olson.

The minutes of the September 24, 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: (20-10-01) Cozy Dentistry, 174-176 Main Street, submitted an application to install a channel sign with logo on the building façade over the windows. The letters will be blue and orange (samples submitted), 18' long by 20" high, reading "logo Cozy Dentistry" with a black frame around them. Mounting instructions detailed on drawing including: section detail – internal illuminated channel letter/element, low voltage LED lighting system, UL listed Class 2 – Conforms to UI 48 & NEC 600 Code; aluminum letter returns with white interior finish, letters mounted with non-corrosive type mounting hardware appropriate for wall material by installed (3 min. per letter), ¼" weep hole w/cover, 1/8" flat aluminum bkgd panel. There is already signage on the windows that was approved in January 2018.

The HPC noted that the drawing showed that the letters were to be lit and electric supply installed behind them. The applicant said he is aware there is no lighting and it was just a mistake on the drawing. He amended his application to show there is no lighting and that the existing signage on the windows would be removed. He said the businessowner is aware they cannot have two signs or a lighted sign.

A motion was made by Gerard Garofalow and seconded by Jeff Hoffman to approve the application as submitted including a non-illuminated sign, removal of existing signage on window and details as follows: to install a channel sign with logo on the building façade over the windows. The letters will be blue and orange (samples submitted), 18' long by 20" high, reading "logo Cozy Dentistry" with a black frame around them. Mounting instructions detailed on drawing including: aluminum letter returns with white interior finish, letters mounted with non-corrosive type mounting hardware appropriate for wall material by installed (3 min. per letter), ¼" weep hole w/cover, 1/8" flat aluminum bkgd panel.

Voting results: 174-176 Main Street – The application was approved.

MEMBER	YES	NO	RECUSE
Jeff Hoffman, Chairman	X		
Gerard Garofalow, Vice	X		
Matthew Bilow			
Juan Kuriyama			
James Manfredi			
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@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. 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:

- Thank you from the family of Phil McEntee for the sympathy flowers

B. Items to be discussed at monthly meeting with Building Dept. An appointment with Mike Landolfi will be made so the Chairman and Vice-Chairman can discuss open matters.

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

Antiques (232 Main Street) installed signed 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.

D. The businessowner of 252 Main Street (Bobby Lee, Bob-O's Cheesesteaks) had contacted Gerard Garofalow about a mural he would like to install on the side of his building instead of the sign that was approved. Gerard Garofalow advised him that he would need to amended his application if he planned to install other than what was already approved. An email will be sent to the businessowners with a copy to the Green Team and Building Dept. advising of the same.

The HPC will reach out to nearby towns to get some language to use for the approval of murals in the historic district. Since it seems to be the way things are moving, the HPC wants to have the language and process for review of murals ready for future applications.

There being no further business, the meeting was adjourned at 6:55 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 November 19, 2020.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board/Planning Board
Cozy Dentistry (174-176 Main Street)