

NEXT MEETING: MAY 26, 2022 @ 6:00 P.M. on the third floor of the municipal building

**VILLAGE OF RIDGEFIELD PARK
MINUTES OF THE HISTORIC PRESERVATION COMMISSION
April 28, 2022**

Vice-Chairman Gerard Garofalow 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: Jeff Hoffman, Matt Bilow, Gerard Garofalow. Not present: Andre Lam, James Manfredi, Juan Kuriyama, Bob Olson.

The minutes of the December 16, 2021, meeting were approved on a motion made by Matt Bilow and seconded by Gerard Garofalow. All were in favor of the motion. There was no meeting in January, February, March.

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): None.

New Business: (22-04-01) 167 Main Street, Allstate, Manuel Sanchez (38 Maiden Ln, Unit B, Little Ferry, NJ 551-689-8439, manuel07304@gmail.com) submitted an application for work as follows: remove old fire alarm, install 24"x 96" (2 ft x 8ft) flat panel with Allstate sign lettering; install in window – vinyl letters "Meadowlands Agency Group 201-867-2287 Vinyl letters with Allstate Compliant Office information; colors to be cobalt blue background, white lettering, silver border; hours of operation to be listed on door; beacon sign hanging two feet inside window; signage on window to read: Meadowlands Agency Group LLC 201-807-2287"; gooseneck lights to be installed with detailed information to be submitted prior to installation.

The building owner, Manuel Sanchez, together with his sign maker, was present to ask some questions. He asked about painting the brick and the HPC said it preferred the brick be power washed rather than painted. The applicant asked about removing molding from the front of the building and it was explained to him that if it was decorative, there was no problem removing it but he was cautioned to make sure it was not structural before he did anything. The applicant also was instructed that gooseneck lighting was approved but he must submit specific details on the lights to be installed prior to installation. The applicant was also told that the Zoning Official will tell him how much signage is allowed.

A motion was made by Jeff Hoffman and seconded by Gerard Garofalow to approve the application. All were in favor of the motion. Voting was as follows:

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

Old Business:

36-46 Mt. Vernon Street: There is currently an application before the ZB from Lexington Equities, LLC, to construct a mid-rise mixed-use development on 36-46 Mt. Vernon Street. This property is within the historic district and no application

was submitted to the HPC despite Gerard Garofalow advising the applicant to do so at the last ZB meeting. Since they have failed to file an application or submit anything to the HPC, the HPC will send a memo to the ZB recommending that the ZB dispense any further hearings until they file an application with the HPC since they are located within the historic district.

The developer and architect should be encouraged to study the C-1(H) district and really provide a building that best adds to the charm and history of the Village rather than change it to a modern development. The HPC goal is to maintain the historic district and help guide new construction to be compatible with materials and character of the property and the neighborhood.

The HPC also encourages the developer and architect to work with the HPC. The HPC would even invite them to a meeting prior to the development of elevations. A copy of the memo will be sent to the PB, BOC, Building Dept., William Betesh and Danielle Federico, attorney for the applicant.

Correspondence/Notes/Comments:

A. Correspondence Received:

- Memo from Tara O'Grady advising newsletter deadline is 2/11/22.
- Memo from Tara O-Grady dated 1/12/22 Re: Appointments and Oaths of Office
- Email dated 2/9/22 from Donna Rose-McEntee Re: Brick Revives 'Empty Storefront' Initiative to Attract Small Businesses
- Email dated 3/1/22 from ZB Re: 2 Applications – One is from Lexington Equities, LLC to construct a mid-rise mixed-use development on 36-46 Mt. Vernon Street, Block 64/Lots 20, 21, 22 & 23 and the second is from Laicom, LLC to construct an additional building and operate three businesses at 313 Bergen Turnpike, Block 146/Lot 1.
- Email dated 3/2/22 from Donna McEntee thanking the HPC for the flowers.
- Email dated 3/27/22 from Leslie Olson, Chair of the Green Team Re: April 23 Multi-Recycling Activities together with the Paper Shredding at the DPW from 9:00 a.m. – 12:00 p.m.
- Email dated 4/1/22 from Manuel Sanchez Re: 176 Main Street signage
- Email dated 4/4/22 from Leslie Olson, Chair of the Green Team Re: GT April 23rd Recycling Event with DPW

B. Open matters with Building Dept.:

- **Domino's (172 Main Street)** – windows on Cedar Street side of building are covered in signage, not approved and over limit; also installed flood lights on Cedar Street
ML was to speak to them about the unapproved flood lights that were installed.
- **Trust LLC (165 Main Street)** – new business has installed unapproved signage.

C. Elections were held:

A motion was made by Gerard Garofalow and seconded by Matt Bilow, nominating Jeff Hoffman as Chairman. All were in favor of the motion.

A motion was made by Matt Bilow and seconded by Jeff Hoffman, nominating Gerard Garofalow as Vice-Chairman. All were in favor of the motion.

The HPC has been having trouble having a quorum for meetings. Changes will be made in the membership so the HPC can be assured there is a quorum at each meeting. Timothy Arrata will be recommended as a new regular member to the HPC. A memo will be sent to Commissioner MacNeill requesting four alternates on the HPC instead of current two alternates so there is always a quorum.

D. Meeting dates set for 2022 as follows:

JANUARY 27	MAY 26	SEPTEMBER 22
FEBRUARY 24	JUNE 23	OCTOBER 27
MARCH 24	JULY 28	NOVEMBER 17 (THIRD THURSDAY)
APRIL 82	AUGUST 25	DECEMBER 22

There being no further business, the meeting was adjourned at 7:05 p.m. on a motion by Matt Bilow and seconded by Gerard Garofalow. All were in favor of this motion.

The next meeting is scheduled for May 26, 2022.

Respectfully submitted,

Barbara DeLuca

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cc: Building Dept./Zoning Board/Planning Board
Manuel Sanchez, All State, 167 Main Street