

NEXT MEETING: OCTOBER 27, 2022 @ 6:00 P.M. on the third floor of the municipal building

**VILLAGE OF RIDGEFIELD PARK
MINUTES OF THE HISTORIC PRESERVATION COMMISSION
September 22, 2022**

Vice-Chair Gerard Garofalow called the meeting to order at 6:12 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: Matt Bilow, Gerard Garofalow, Tim Arata, Andre Lam. Not Present: Jeff Hoffman, Juan Kuriyama. John Antola and Nelson Nunez were present as guests.

The minutes of the August 25, 2022, meeting were approved on a motion made by Gerard Garofalow 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): None.

New Business: (22-09-01) Wahizza Pizza, 213 Main Street, Nicole Vogel (nbaldino@clnsgns.com) submitted an application on behalf of the business owner for new signage to the building. Signmaker John Parente was in attendance to present the application. Work to be done: remove existing awning frame, replace with pan sign with logo, color to be black background with white raised cut lettering to read: WAHIZZA (13.5") Home of the Chimi Pizza (2.75") 102' long x 22" high, gooseneck lights to be added, exact fixtures to be sent to HPC for approval before installation, blue accents on building to be repainted black, exact color scheme to be approved by HPC before any painting is done. Mr. Parente said the businessowner would eventually like to change the blue accents to black but will come before the HPC before any painting or goosenecks are installed. This is a chain restaurant and these are the colors they use. Chairman Jeff Hoffman and Juan Kuriyama had emailed their approval of this application since they could not attend the meeting.

A motion was made by Matt Bilow and seconded by Tim Arata to approve the sign without lighting at this time with the understanding the applicant must come back when they are to install lighting or change the coloring of the building; the sign is approved as submitted. The businessowner can send the color samples to the HPC and/or the gooseneck information to the HPC for approval before installation. All were in favor of this motion.

Old Business: (20-07-01) Bob-O's Cheesesteaks, 252 Main Street – Chairman Jeff Hoffman, Vice-Chair Gerard Garofalow and Matt Bilow met with Bobby Lee on May 10 to discuss the proposed mural on the side of the building as he asked for some guidance. The applicant advised that they are not proceeding at this time and will get back to the HPC when they have time to proceed.

(22-04-01) 167 Main Street, Allstate, Manuel Sanchez (38 Maiden Ln, Unit B, Little Ferry, NJ 551-689-8439 – the Building Dept. had a question about signage on the door. The applicant was advised at approval in April 2022, that the Zoning Official, would advise how much signage was permitted. The applicant submitted new information for the signage on the door so it could be approved and given to the Building Dept. so they could issue a permit. The applicant was shown the approval for the previous Allstate storefront located in the historic district. They cannot put "Allstate" on the door or it is considered a second sign. The Zoning Official will determine how much signage is allowed on this building.

Correspondence/Notes/Comments:

Correspondence Received:

- Email dated 8/1/22 from PB Re: 64 Challenger, LLC application to construct a mixed use 600 resident with retail building at 64 Challenger Road. Reminder - Comments due by 8/9/22.
- Email dated 8/12/22 from Tara O'Grady enclosing information on 2024 Certified Local Government Grants for Historic Preservation – training 9/8/22 10:00 a.m. – 11:30 a.m. via GoToMeeting
- Email dated 8/14/22 from Green Team Re: Blood Drive scheduled for October 1 @ K of C - 9:00 a.m. – 2:00 p.m.

Open matters with Building Dept.:

- **Trust LLC (165 Main Street)** – new business has installed unapproved signage

Announcements:

The Planning Board is moving forward with the new Master Plan. The new zoning code will allow perpendicular signs.

There are three people interested in serving on the HPC: John Antola, Jr., Theresa Robinson and Nelson Nunez. Commissioner MacNeill previously advised that Juan Kuriyama could serve as a “consultant” or “adviser” to offer advice as an architect since he is unable to attend meetings. An email will be sent to Commissioner MacNeill to request that they be appointed to the open positions on the HPC.

There being no further business, the meeting was adjourned at 6:30 p.m. on a motion by Gerard Garofalow and seconded by Tim Arata. All were in favor of this motion.

The next meeting is scheduled for October 27, 2022.

Respectfully submitted,

Barbara DeLuca

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cc: Building Dept./Zoning Board/Planning Board
Nicole Vogel (213 Main Street)
Bobby Lee (252 Main Street)
Manuel Sanchez (167 Main Street)