

**NEXT MEETING: April 22, 2021 @ 6:00 P.M.**

**VILLAGE OF RIDGEFIELD PARK  
MINUTES OF THE HISTORIC PRESERVATION COMMISSION  
March 25, 2021 via Zoom**

Vice-Chair Gerard Garofalow called the meeting to order at 6:25 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, James Manfredi, Andre Lam. Not present: Jeff Hoffman, Juan Kuriyama, Donna Rose-McEntee, Bob Olson.

The minutes of the February 25, 2021, 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: (21-03-01) Pino Shipping (172 Main Street, Josefina Guzman, 551-444-2131**

**[info@pinoshipping.com](mailto:info@pinoshipping.com)**). Josefina Guzman, business owner, submitted an application for new signage on this building. Signage to be placed on bricks over exterior windows; sign includes a logo and the text "Pino Shipping; colors of sign to be red, blue, gray, black, white, channel letters to be installed with 4 gooseneck lights similar to the gooseneck lights already installed over Domino's.

No one appeared on behalf of the applicant. There is work that is still not done on the original application for this building. As part of the original approval of Phase 1 of this project, three flag poles were to be installed. This work has not been completed yet.

**"They are installing three American flags on 15 ft. flagpoles in duranotic bronze color, up lighting LED lights flush with base because the American flag requires light; internal hardware on these; these will be in three locations; stucco colors will be very similar with what is alongside the building; the main portion of the sign will emulate the lighter stucco; the top portion of the sign will emulate the darker trim over the windows; they were able to pick up a small design on the trim of the building and include it on the sign. The sign will protrude 6" with the letters. "**

A short discussion was had on this building. Gerard Garofalow said that the HPC cannot hear the application for this property until the property owner completes what was previously approved. The HPC cannot hear a new application while the work on the previous application is not complete. This is the only time that the HPC can make sure the property owner does what they previously agreed to complete. James Manfredi felt the application should be tabled because the applicant did not appear at the meeting. The members agreed that the application will be held until the work agreed to from the previous approvals have been made. While the HPC sympathizes with a new tenant, they also cannot move ahead with another application until all work is completed.

A motion was made by Gerard Garofalow and seconded by Matt Bilow that until the property owner completes the work agreed to in the original application, the HPC will not move further with another application. All were in favor of the motion.

A letter will be sent to the property owner and business owner advising them that all work must be completed before a new application will be heard.

**Old Business:** None at this time.

**Correspondence/Notes/Comments:**

**A. Correspondence Received:**

- Email dated 2/27/21 from Mayor Anlian Re: Centralized Firehouse – nothing is yet certain on this project

**B. Mike Landolfi (ML) gave an update on 3/25/21 on open matters. The covid situation makes it difficult for him to contact the businessowners. Items discussed at monthly meeting with Building Dept.:**

- **Sister Act (165 Main Street)** – new business letter sent by HPC on 3/18/21
- **Touch Hair Salon (189 Main Street)** – blacktop installed as sidewalk  
**ML will send a letter to owner advising they have 30 days to fix the sidewalk or be subject to a fine.**
- **Domino's (17-11-01) 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  
**The owner is not around. ML will speak to them about installing three flagpoles with 3' x 5' American flags. They will be given 30 days to complete the work or be issued a summons. As far as the empty store, they cannot get a CO because they have done unapproved work without a permit. ML said the store is still sitting empty. He already issued the stop order and can't double violate them.**
- **Art Mora (173 Main Street)** – installed signage and lighting at new business without submitting an application  
**Sunny Shin emailed the HPC that she would be submitting the necessary paperwork. The HPC sent another letter to Sunny Shin on 2/19/21.**
- **Betsy's Bagels (192 Main Street)** – installed signage without submitting an application
  - **Propagation Station** – also at this address, HPC sent letter on 2/26/21 advising they are in historic district

**ML said they advised they will be submitting an application. ML will speak with them again.**

**C.** There is work proceeding on 9-11 Lincoln Avenue. The foundation and footings are in. The Building Dept. will be asked if this property is in the historic district and if an application has been submitted yet. The HPC has not reviewed any application for this property. Gerard Garofalow does not think the property is in the historic district but probably will be when the new Master Plan is finalized.

**Announcements** – None.

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

The next meeting is scheduled for April 22, 2021.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./Zoning Board/Planning Board  
Pino Shipping, 172 Main Street  
Mike Khan, 172 Main Street [Mike@mskmgmt.com](mailto:Mike@mskmgmt.com)