

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

**VILLAGE OF RIDGEFIELD PARK
MINUTES OF THE HISTORIC PRESERVATION COMMISSION
June 24, 2021**

Chairman Jeff Hoffman called the meeting to order at 6:27 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, Donna Rose-McEntee. Not present: Juan Kuriyama, James Manfredi, Bob Olson, Andre Lam.

The minutes of the April 22, 2021, and May 27, 2021 meetings were approved on a motion made by Gerard Garofalow 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): None.

New Business: (21-03-01) Pino Shipping (172 Main Street, Josefina Guzman, 551-444-2131

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. **Application will not be heard until previous work on this property is completed.**

(21-5-21) 172 Main Street - application submitted by Innovations Construction LLC (321 Ridge Road Suite 1, Rutherford, NJ 07070 201-491-4520 innovationsconstructionllc1@gmail.com), Application is for: the sidewalk repairs to cross street Cedar Street will be demo of existing entire sidewalk length of building, replacing with pavers, cement all according to specifications from plans for typical sidewalk plans provided from HPC. Sidewalks curbs will be repaired as needed only. Spruce Avenue sidewalk will be demolished and replaced according to building codes since this street is not under the HPC guidelines. **Applicant to be notified sidewalks must be sealed according to plans.**

Since there was not a quorum at the May meeting to review this application, it was reviewed and voted upon in between meeting.

Voting results: 172 Main Street - The application was approved in between meetings with the voting results listed below.

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

Old Business: Discussion on Master Plan and the historic district. Gerard Garofalow looked through the HPC Guidelines booklet and present-day zoning code. He reviewed the requirements for projecting signs in C-1(H) zone. He feels allowing perpendicular signs is a safety issue and historical issue. All of the old signs in the pictures for the HPC

Guidelines were perpendicular. Gerard spoke to the Village Planner and said the HPC was looking at putting back the perpendicular signs. He also felt it would be beneficial for all businesses as well.

As far as historical buildings, now is the time to start looking at historical houses in RP. The Planner said his recommendation is the HPC should start walking the town and pick out historical buildings and take pictures. The HPC should also do a walk through the town to look for historical houses. The plan is to extend the footprint of the historic district. Members need to gather their thoughts on the Master Plan.

Some suggestions for the Master Plan are:

SIGN PROJECTIONS C-1(H) ZONE HEIGHT OF SIGN

- Above sidewalk 7'-0" minimum
- No sign above rooftop or parapet
- Maximum projecting from building wall 4'-0"
Plus 12" maximum for a total of 5'-0"
- Total square footage of 20 square feet

LIGHTING

- Indirect lighting systems which focus light onto the face of the sign
- No flashing or moving

ZONING & DEVELOPMENT REGULATIONS P 96:55

Correspondence/Notes/Comments:

A. Correspondence Received:

- Email dated 4/27/21 from Robert Miro, Innovations Construction Re: 172 Main Street, sidewalk replacement
- Email dated 5/29/21 from Mayor Anlian Re: 78 Mt. Vernon Street – only taking this building, not the Centennial House
- Memo from Clerk's Office - Board of Commissioners would like to print a spring newsletter. Deadline is June 1, 2021. You are limited to submit 1 page of information. Submit information via email togrady@ridgefieldpark.org.
- Email dated 5/13/21 from Building Dept. Re: Status of 181 Main Reply: Application denied, work to be removed.
- Email dated 6/3/21 from Tara O'Grady enclosing letter dated 6/3/21 from Mike Khan Re: 172 Main Street
- Email dated 6/14/21 from PB Re: 95 and 64 Challenger Road. Comments on 95 Challenger due by 6/30/21. Comments on 64 Challenger due by 7/20/21. (Informational only, not in historic district)

B. Mike Landolfi gave an update on 5/26/21 on open matters.

Items discussed at monthly meeting 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 said all work is completed from the original application except for the installation of the flags. He will speak to them about the unapproved flood lights that were installed. Grey pavers are acceptable and ADA is done by state.

- **Youngae Ma Korean Sausage (256 Main Street)** – has reinstalled the awning again – ML will speak to them.
- **256 Main Street** - Parking lot next to Ralph's is cluttered & needs to be cleaned up. ML already working on this. A fence was installed to hide the garbage.
- **189 Main Street** – ML said the owner passed away and the new owner will replace the sidewalk correctly.

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

The next meeting is scheduled for July 22, 2021.

Respectfully submitted,

Barbara DeLuca

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cc: Building Dept./Zoning Board/Planning Board

Pino Shipping, 172 Main Street info@pinoshipping.com

Freddy Santiago, 172 Main Street freddy@analarcc.com

Mike Khan, 172 Main Street Mike@mskmgt.com

172 Main Street – Sidewalk Repair InnovationsConstructionLLC1@gmail.com