

**BOROUGH OF RAMSEY  
DESIGN REVIEW BOARD  
JANUARY 26, 2010**

**REGULAR MEETING**

Mr. Autenrieth called the regular meeting of the Design Review Board to order at 7:40 PM announcing the NJ Open Public Meetings Law Notice and stating that notice of the meeting had been published in The Bergen Record on Monday, December 28, 2009 and The Ridgewood News on Friday, December 25, 2010.

Present were Mr. Autenrieth, Mr. Ghiz, Mrs. Kaplan, Mrs. O'Hearn, Mr. Phelan, Mrs. Waterman, Councilwoman Jachzel, Mr. Mammone and Mrs. Culligan. Mrs. Boone was absent.

**CORRESPONDENCE**

Agenda:

Planning Board – 01/05/10; 01/19/10;  
Board of Adjustment – 01/20/10;

Minutes:

Planning Board – 12/01/09; 01/05/10;  
Zoning Board of Adjustment – 12/16/09;  
Shade Tree Commission – 11/19/09; 12/17/09;

Correspondence: Violation letters: Dunkin Donuts (pennants removed); Domino's Pizza (facade banner not permitted)  
Public Meeting Law announcement

**APPLICATIONS**

**McDonnell & Whitaker, LLC / 295 East Main St.**

Mr. Janis of Butler Sign Co. and applicant, Mr. Whitaker, were present for replacement signage for the above Main St. location, explaining that, over the years, the building sign was used by various banks; it was now to be used by law firm of McDonnell & Whitaker, LLC as the offices would be relocating from Franklin Turnpike, also in Ramsey. There would not be exterior changes to the building and Mr. Whitaker reviewed the interior renovation to the first floor entrance suite. The other tenants were doctors' offices on the second floor and a first floor optician's office. The rendering submitted with the application was redesigned and he believed it was an improvement over the white-background with black lettering sign. The revised sign would have a black background and white lettering. The application was for replacement of existing facade sign originally used for the bank.

The following replacement signage for the above location was approved: size: 3'-3" x 16'-0"; Material: seamless plastic/vinyl copy; colors: black background/white lettering; lighting: internal illumination.

**Robert Moomjy Carpet & Floor / 50 Spring St.**

Mr. Robert Moomjy was resubmitting sign application for the retail store that would feature flooring. He spoke on company background and said use of the Moomjy name will be legally permitted with the added use of the store name, Floor Smart. The prepared rendering was

distributed. He asked board members for consideration to use this type of sign and addressed cost of other types of signage compared to cost of the sign he wanted. His reasons why it was

cost-prohibitive for him at this time noting setting up of the Ramsey business at this time involved initial expensive start-up cost and economic reasons were noted. He stated their lease was short-term and he hoped to do well at this Ramsey location. If they continued in the space they are renting and did well, he will return within two years and present different signage to be considered by board. There was review of samples on hand with following comments on a reconfigured sign: the background colors and lettering on the one sample sign improved the look and suggestion was made to place the logo from the other sign alongside the main sign. Mr. Moomjy was asked to submit a new rendering showing this change and he thanked board members for their input. There was discussion on sign size and Mr. Mammone would review resubmitted sign with the applicant before Mr. Moomjy obtained his permit.

The following signage for the above location was approved: size: 40 sq. ft. (not to exceed); material: plastic box with translucent lettering; colors: orange background with copy: *Robert (red) Moomjy (white) Carpet & Floor (black) / logo (red background, orange letters)*; lighting: internal illumination.

## **NEW BUSINESS**

### Council Liaison

Board members said they were pleased that Councilwoman Jachzel was to serve with the Design Review Board.

There was discussion regarding RV's stored in driveways and question was raised as to what other towns allowed regarding trucks or trailers on residential properties.

Board members questions and comments:

Could an ordinance be modified? Mr. Mammon said Board of Adjustment could be contacted to make a recommendation noting a when someone in Ramsey Country Club complained with a similar concern, a grievance committee was formed with resulting survey listing problem areas, i.e. for boats and recreational vehicles; if there was a motor home, another place had to be found. Commercial vehicles cannot be in driveways overnight, with definition of commercial vehicles was discussed. Use sometimes may be grand fathered. Mr. Ghiz said there may be a need for some modification of existing ordinance and whether it was enforced was another matter to be considered. Mr. Mammone said the size and weight of the vehicle was also a consideration, as long as it was not over the allowed weight.

### Municipal Building

Mrs. Kaplan referenced hallway pictures noting there were replacement pictures to be placed in the lobby and asked board members if pictures could be hung in this meeting room; also she would like to ask ANS if this room could be painted the same way as the hallway with the darker green on the lower wall. The room repainting and picture placement would be an improvement.

## **OLD BUSINESS**

### Sign Ordinance

Councilwoman Jachzel said there was nothing new to be presented but it was still an outstanding item for future discussion.

**MINUTES**

Minutes of December 22, 2009 were presented.

Motion by Mr. Ghiz, seconded by Mr. Phelan to approve Minutes of December 22, 2009.

Carried.

**ADJOURNMENT**

As there was no further business, Mr. Autenrieth entertained a motion to adjourn.

Motion by Mrs. O'Hearn, seconded by Mr. Phelan to adjourn at 8:12 PM. Carried.

Submitted:

*B. Culligan*  
Bernardine Culligan