

**BOROUGH OF RAMSEY  
DESIGN REVIEW BOARD  
SEPTEMBER 28, 2010**

**REGULAR MEETING**

Mr. Phelan called the regular meeting of the Design Review Board to order at 7:30 PM announcing the NJ Open Public Meetings Law Notice and stated 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, 2009.

Present were Mr. Ghiz, Mrs. Kaplan, Mr. Phelan, Mrs. Waterman, Mr. Mammone and Mrs. Culligan. Mr. Autenrieth, Mrs. Boone, Mrs. O'Hearn and Councilwoman Jachzel were not present.

**CORRESPONDENCE**

Agenda: Planning Board – 9/07/10; Board of Adjustment – ;  
Minutes: Board of Adjustment – 8/18/10; Planning Board – 8/03/10; Shade Tree  
Commission – 8/19/10; Environmental Commission – 8/10/10;  
Violation letters: Galaxy Nails (now in compliance); illegal signage for  
Yoga Synthesis, AnnieSez, Cavalier; Bai's Tae Kwon Do (blow-up doll);  
Retrofitness (response to legal inquiry);  
Recycling memo for Borough Hall;  
Inquiry to appoint outstanding volunteer;

**APPLICATIONS**

**Gina Avino Artistic Design / 103 East Main St.**

Ms. Gina Avino was present and stated she was relocating the two businesses at 70 East Main St. and 53 East Main St. to one location at 103 East Main St. noting that this building facade has been renovated by the owner. The one sign to be placed over entrance (Artistic Interiors) was gold with burgundy trim and the burgundy/gold trim awning would be placed over the facade window.

The following replaced sign and awning placement were approved:

The relocated sign (Artistic Interiors) from 70 East Main St. will be placed over Artistic Design's new location at 103 East Main St. entrance / the burgundy with gold trim valance, with no signage, will be moved and placed over the facade window.

**Kathy Santos Dog Training / Spruce & Carol Streets**

Ms. Kathy Santos was owner of new business to be located at above shopping center. The sign will be refaced using existing frame and rendering was displayed. Ms. Santos said sign material was a white lexan panel with maroon lettering with small light gray outline, also noting black paw prints that were on the upper portion of the sign. Mr. Phelan referenced suggestion from board member's recommending that a different font than the block letters on the submitted sample copy might be used. Ms. Santos looked at the email sample sent by Mrs. O'Hearn and she thought it was an improvement over design she filed with the application. The revised copy was accepted.

The following signage for Kathy Santos Dog Training was approved: existing frame will be used with a white Lexan panel, maroon lettering with small light gray outline and black paw prints on the upper portion of the sign. The lettering on the sign will be changed as shown on sample provided during the meeting and filed with the sign application.

### **Park City / 1315 Route 17 South**

Mr. Rob Corujo operates the restaurant/bar located at the Best Western on Route 17 South. He had renderings of the existing and new signs he needed for the business. The 4' x 8' oval for the frontage plexiglass sign showed gold/dandelion lettering (1<sup>st</sup> line - Park City; 2<sup>nd</sup> line Bar & Grill); the background was black fading into a lighter shade of black toward the center. A similar design for the 2' x 6' replacement sign for the highway pylon sign was needed.

The Design Review Board members approved the following: building sign: 4' x 8' oval plexiglass sign with gold/dandelion lettering (1<sup>st</sup> line - Park City; 2<sup>nd</sup> line Bar & Grill) and black fading into a lighter shade of black toward the center / pylon sign: 2' x 6' oval replacement sign for the highway pylon sign with same design and colors. Both signs were lighted.

### **Morin Plaza / 22 Church St.**

Mr. Brian Hamilton of KDF Reprographics, Inc. presented drawing and rendering for replacement sign at above location. He explained that the older existing sign had deteriorated and a new sign was planned. He said sign material was HDU foam with inserts with gold leaf lettering for tenant names per illustration on hand / Mrs. Waterman asked if the pedestal columns would match the red brick of the building with response "yes" / base and interior of sign was tan stucco / address (22) / the sign base should cover space between the two columns / response was that base would be continuous and rendering shown was not a true depiction but a superimposed illustration. There was discussion on the current tenants at the building, noting the rendering was a mock-up illustration that would become a directory sign showing tenant names.

As the existing directory sign had deteriorated, the following replacement sign was approved:

**Material:** HDU foam / **Sign colors:** tan background with burgundy and gold leaf lettering for tenant identification / **Pedestal columns:** the red brick will match the building / **Base Structure:** space will be covered between the two columns / **Top section:** peaked with trim molding, tan color with address number "22" in gold.

Before sign placement, the applicants were advised to obtain the required permits from the Building Department.

### **Acupuncture / 1 Plaza Lane**

Ms. Jie Shen said the building was located at the above address near the railroad station. She had a similar business for nine years in New York state. The rendering was displayed: size was 2.5' x 16' with blue background and white lettering.

Board members comments and questions:

Phone number could not be shown on the sign (Ms. Shen said it would be removed). Would it be a problem without a name for the business rather than just the word Acupuncture? (Response was that she had an established clientele and did not foresee a problem). Mrs. Kaplan noted

lettering took up most of the sign interior and suggested it would be an improvement to have blue background space at top, bottom and sides of the sign (Ms. Shen agreed to send a new rendering for review and await Design Review Board's response).

## **SITE PLANS**

### **MINUTES**

Minutes of August 24, 2010 were presented. Correction noted: Mrs. Waterman was present at the meeting.

Motion by Mr. Ghiz, seconded by Mrs. Waterman to approve amended Minutes of August 24, 2010. Carried.

## **OLD BUSINESS**

### **NEW BUSINESS**

#### Sign Violations

The auto repair business located at Franklin Turnpike/Prospect St. had a banner displayed "Certified to Work on VW's". There was discussion, that because of vehicles stored at this location, the intersection sometimes was hazardous. Mr. Mammone would speak to owner on the matter.

#### Volunteer Nomination

Memo was on hand from Mr. Saros that asked for input on a candidate to be considered. Noting work that was done during the Ramsey's centennial when Mrs. Kaplan spent considerable effort and time, her name was presented.

Motion by Mr. Phelan, seconded by Mrs. Waterman to present Mrs. Kaplan as candidate for Volunteer Nominee with draft memo prepared and distributed for review by Mr. Phelan. Carried.

## **ADJOURNMENT**

Mr. Phelan entertained a motion to adjourn at 8:20 PM.

Motion by Mr. Ghiz, seconded by Mrs. Kaplan. Carried.

Submitted by:

Bernardine Culligan