

MINUTES OF THE MONTCLAIR HISTORIC PRESERVATION COMMISSION
November 19, 2009

PRESENT: Ira Smith, Denis Orloff, Jonathan Perlstein, Frank Rubacky, Diane Scotland, Councilman Murnick and Commission Secretary Patrick Franco Jr.

ABSENT: Christie Rule, Andrew Hageman

ORDER AND ANNOUNCEMENTS

The meeting was called to order at 7:35 pm by Chairman Smith. Mr. Franco read the notice of compliance with the New Jersey Open Public Meetings Act and indicated that appropriate notice was forwarded to the officially designated newspaper of Montclair and also posted in the Municipal Building. The schedule of meetings is also posted on Montclair Township's web site.

OLD BUSINESS

- 1. Red Mango**
19 Church St
HPC 2009-44

Window Signage

Chairman Smith called for the representatives of this application to come forward. John Mier – Economic Solutions and Eliot Bloom – Red Mango came forward and were sworn.

At the October 15, 2009 meeting the Commission granted approval for the recovering of an existing waterfall awning a window sign. The proposal calls for new vinyl window graphics including the business name, logo, and store hours on the entry door totaling 1.2% of the window coverage.

Chairman Smith, upon hearing no further questions and discussion from the Commissioners, opened the meeting up to the public. No public comments were offered on this application and the meeting was closed to the public.

On a motion by Vice Chairman Orloff, and seconded by Commissioner Rubacky the Commission voted to approve the application as submitted in a vote of 5 ayes, no nays, and no abstentions.

NEW BUSINESS

2. 550 Valley Road LLC

550 Valley Road
HPC 2009-50

Free Standing Sign

Secretary Franco stated that the applicant has requested their application be postponed until the December 17, 2009 meeting.

3. Home Well Senior Care of Essex/Morris

74 Church Street
HPC 2009-51

Freestanding Sign

Chairman Smith called for the representatives of this application to come forward. Susan Pinto – Home Well Senior Care came forward and was sworn.

The proposal calls for a new sign in an existing free standing sign post. The aluminum sign is 34" in height by 34" in width totaling approximately 8 square feet which complies with the maximum permitted square footage.

Chairman Smith asked how the sign is attached to the existing post. Ms. Pinto stated that the bracket is sandwiched between the sign.

Chairman Smith asked how the top brackets would be installed in the existing post. Ms. Pinto stated that she did not know.

Chairman Smith, upon hearing no further questions and discussion from the Commissioners, opened the meeting up to the public. No public comments were offered on this application and the meeting was closed to the public.

On a motion by Commissioner Scotland, and seconded by Commissioner Perlstein the Commission voted to approve the application with conditions in a vote of 5 ayes, no nays, and no abstentions.

The following are conditions of approval:

1. The applicant shall submit the top bracket detail; specifically how the bracket attaches to the existing post and sign

4. John Nye

425 Bloomfield Ave
HPC 2009-52

Wall Mounted Sign

Chairman Smith called for the representatives of this application to come forward. Kathleen Nye – Nye & Co. and JC Aviles – Competitive Signs came forward and were sworn.

The proposal calls for a new wall mounted sign to be located in an existing stone sign band. Mr. Aviles stated that the existing band will be painted green with formed dimensional letters pin mounted $\frac{1}{2}$ " to $\frac{3}{4}$ " from the band.

Chairman Smith, upon hearing no further questions and discussion from the Commissioners, opened the meeting up to the public. No public comments were offered on this application and the meeting was closed to the public.

On a motion by Commissioner Perlstein, and seconded by Vice Chairman Orloff the Commission voted to approve the application with conditions in a vote of 5 ayes, no nays, and no abstentions.

The following are conditions of approval:

1. The letters shall be pin mounted $\frac{1}{2}$ " to $\frac{3}{4}$ " from the sign band

5. Diapers.com

598 Valley Road
HPC 2009-47

New Clear Glass Panels and Revised Awnings

Chairman Smith called for the representatives of this application to come forward. Debra David – Architect came forward and was sworn.

The proposal calls for the following:

- o Remove wood panels above existing storefront windows and provide new clear fixed glass panels
- o Re-cover awning at corner with new ring pattern and signage in the bottom lip

Ms. David stated that the existing arch tops are in place and the existing crown molding is in good condition. The only change is 1 piece of molding on the outside to hold the window in place but it will most likely not be visible.

Chairman Smith stated that flashing should be added. Commissioner Perlstein agreed.

Vice Chairman Orloff asked if the Commission should be considering a more historic top window.

Commissioner Scotland and Commissioner Perlstein stated that they prefer the application as proposed because the bottom window is not original.

Chairman Smith, upon hearing no further questions and discussion from the Commissioners, opened the meeting up to the public. No public comments were offered on this application and the meeting was closed to the public.

On a motion by Commissioner Rubacky, and seconded by Commissioner Scotland, the Commission voted to approve the **top windows** with conditions in a vote of 5 ayes, no nays, and no abstentions.

The following is a condition of approval:

1. A new window section detail should be submitted showing flashing

On a motion by Commissioner Orloff, and seconded by Commissioner Perlstein, the Commission voted to approve the **awning** as submitted in a vote of 5 ayes, no nays, and no abstentions.

6. Valley National Bank

529 Valley Road
HPC 2009-48

New ATM

Chairman Smith called for the representatives of this application to come forward. Robert Ring - Architect came forward and was sworn.

The proposal calls for an existing drive up teller window to be replaced 50% with a new ATM through the wall. Mr. Ring stated that the building occupies only tellers; the new ATM is 5 feet in width.

Vice Chairman Orloff asked the age of the building. Mr. Ring stated he did not know but he believes it is a relatively new building.

Vice Chairman Orloff asked if there is an ATM in the main branch next door. Mr. Ring stated that there was not.

Chairman Smith, upon hearing no further questions and discussion from the Commissioners, opened the meeting up to the public. No public comments were offered on this application and the meeting was closed to the public.

On a motion by Commissioner Rubacky, and seconded by Commissioner Scotland, the Commission voted to approve the application with conditions in a vote of 5 ayes, no nays, and no abstentions.

7. Brick Lane Curry House

540 Valley Road
HPC 2009-49

Façade Renovation and Signage

Chairman Smith called for the representatives of this application to come forward. Debra David - Architect came forward and was sworn.

The proposal calls for the following:

- Removal of the existing entry and replace with new entry doors
- Replace existing windows with folding patio doors
- New wall mounted and window signage
- New lighting

Secretary Franco stated that the sign as proposed is not within the required sign band height of 8 to 12 feet and would require a variance.

Commissioner Perlstein stated that the sign could be centered over the windows and dropped down to a conforming height as a “conforming” alternative.

Chairman Smith stated that the sign centered in the mansard is the most appropriate design. The Commission agreed.

Chairman Smith, upon hearing no further questions and discussion from the Commissioners, opened the meeting up to the public. No public comments were offered on this application and the meeting was closed to the public.

On a motion by Vice Chairman Orloff, and seconded by Commissioner Perlstein, the Commission voted to approve the application with conditions in a vote of 5 ayes, no nays, and no abstentions.

The following are conditions of approval:

1. The Planning Department should verify the Commission’s interpretation of the pre-existing sign location band

8. Vanessa Deleon and Associates

32 Church Street
HPC 2009-27(3)

Revised Lighting and Security Cameras

Chairman Smith called for the representatives of this application to come forward. Chris Steel and Louis Tavares – Business Owners came forward and were sworn.

Mr. Steele stated that the previously approved rear lighting is on back-order until January. The proposal calls for a new pier mounted fixture with a 12” post with a black base – product number 1304BK.

Vice Chairman Orloff asked if the screws would be seen in the base. Mr. Tavares stated that they wouldn't.

The Commission discussed the height of the proposed lighting; Commissioners Rubacky and Perlstein recommended lowering the light fixtures.

The proposal also calls for 2 wall mounted security cameras; 1 on the Church St façade and 1 on the Crescent façade.

Chairman Smith, upon hearing no further questions and discussion from the Commissioners, opened the meeting up to the public. No public comments were offered on this application and the meeting was closed to the public.

On a motion by Vice Chairman Orloff, and seconded by Commissioner Scotland, the Commission voted to approve the light fixtures with conditions in a vote of 3 ayes, 2 nays, and no abstentions.

The following are the lighting conditions of approval:

1. A 12” post shall be used
2. Black Base – product number 130BK
3. The base shall have no visible screws
4. The wattage shall be between 25 and 40 watts

On a motion by Vice Commissioner Scotland, and seconded by Vice Chairman Orloff, the Commission voted to approve the security cameras with conditions in a vote of 5 ayes, no nays, and no abstentions.

The following are the **security camera** conditions of approval:

1. As per the specs submitted, the cameras shall have a maximum 9" projection from the wall

DISCUSSION ITEMS

9. SmithMaran Architects 3-31 Church St HPC 2009-53

Conceptual Review

Chairman Smith recused himself.

Vice Chairman Orloff called for the representatives to come forward. Dan D'Angastino came forward.

The proposal calls for a new trash enclosure located at the west end of the Hinck Building along Church Street. Three (3) existing dumpsters will be moved to a new location on a 5' wide by 20' deep concrete pad with a green louvered gate on one (1) side shielding it from view.

Commissioner Scotland asked how garbage trucks will access the dumpsters. Mr. D'Agostino stated that they will be brought to the curb by hand.

Vice Chairman Orloff asked if the enclosure is only 1-sided. Mr. D'Agostino stated that is correct.

The Commission recommended the dumpsters be enclosed on all sides because they would still be visible from Church Street.

APPROVAL OF MINUTES

Commissioner Scotland moved to memorialize the minutes of October 15, 2009 as amended and seconded by Vice Chairman Orloff in a vote of 5 ayes, no nays, and no abstentions.

APPROVAL OF RESOLUTIONS

Commissioner Orloff moved to memorialize the following resolutions as amended and seconded by Commissioner Perlstein in a vote of 5 ayes, no nays, and no abstentions.

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| 1. HPC 2009-27 | 32 Church St |
| 2. HPC 2009-30 & 2009-34 | 622-624 Valley Rd (<i>5 Guys & Jafajems</i>) |
| 3. HPC 2009-37 | 505 Bloomfield Ave (<i>Investors Savings</i>) |
| 4. HPC 2009-43 | 208 Glenridge Ave (<i>Seed</i>) |
| 5. HPC 2009-44 | 19 Church St (<i>Red Mango</i>) |
| 6. HPC 2009-46 | 48 South Park St (<i>Supercuts</i>) |

Adjourn

At 10:05 pm, Commissioner Rubacky moved to adjourn the meeting. This was seconded by Commissioner Scotland.

Respectfully submitted,
Patrick J. Franco Jr., recording secretary