

MINUTES OF THE MONTCLAIR HISTORIC PRESERVATION COMMISSION
January 15, 2009

PRESENT: Ira Smith, Denis Orloff, Jonathan Perlstein, Andrew Hageman, Frank Rubacky, Diane Scotland, Christie Rule and Commission Secretary Patrick Franco Jr.

ABSENT: NONE

ORDER AND ANNOUNCEMENTS

The meeting was called to order at 7:35 pm by Commissioner 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.

DISCUSSION ITEMS

1. Appointment of Commission Officers

Commissioner Smith stated that Mr. Lippincott is no longer on the Montclair Historic Commission and noted his years of service and dedication to preservation.

On a motion by Commissioner Orloff, seconded by Commissioner Rubacky, Commissioner Smith was appointed as Chairman.

On a motion by Commissioner Perlstein, seconded by Commissioner Hageman, Commissioner Orloff was appointed as Vice Chairman.

OLD BUSINESS

2. Sushi Hanna

HPC 2008-46

5 North Fullerton Ave

Chairman Smith called for the representatives of this application to come forward. Mei Mei La, Sushi Hanna, came forward and was sworn.

The applicant previously appeared at the October 16, 2008 meeting at which time the Commission found that the plans presented were not drawn to scale and the graphic representation was not accurate. The application was carried to a later date. The current proposal calls for the installation of 1' high stainless steel lettering backlit with red LED lighting.

Vice Chair Orloff asked if the awning is already removed. Ms. La stated that it was. Vice Chair Orloff asked what was behind the awning. Ms. La stated there is a metal panel

that will not be changed. Vice Chair Orloff asked how thick the letters are. Ms. La stated 3" thick.

Commissioner Perlstein stated that he still did not believe the sign height was accurately displayed. The Commissioners 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 Commissioner Perlstein, and seconded by Commissioner Rule the Commission voted to approve the application with conditions in a vote of 7 ayes, no nays, and no abstentions.

The following are conditions of approval:

1. The letters shall be 3" thick
2. The height of the proposed sign should be verified

NEW BUSINESS

3. Sree Kumar

HPC 2008-57

379 Bloomfield Ave

Chairman Smith called for the representatives of this application to come forward. Shaji Varshese came forward and was sworn.

The proposal calls for a new wall sign to be installed above the entryway to the store with 2" by 2" Z-brackets every 2 feet from left to right. The aluminum sign measures 96 inches wide by 24 inches high and 9 feet above grade.

Chairman Smith asked if there is any existing signage or lighting. Mr. Varghese stated that there is not. Chairman Smith asked about the lettering on the sign. Mr. Varghese stated he did not know. Chairman Smith stated that there is too much lettering on the sign. 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 7 ayes, no nays, and no abstentions.

The following are conditions of approval:

1. A new plan detailing materials and construction method should be submitted to a sub-committee

4. Jerry's Antiques

HPC 2008-58
229 Glenridge Ave

Chairman Smith called for the representatives of this application to come forward. Arthur Lewandowski came forward and was sworn.

The proposal calls for new 6" and 4" formed plastic dimensional letters and 1¼ " vinyl letters applied to an existing sign band.

Commissioner Orloff asked if the actual lettering will be sleeker than the hand drawn rendering provided. Mr. Lewandowski stated yes.

Commissioner Perlstein asked if the window sign is already there. Mr. Lewandowski stated that it is.

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 Commissioner Rule the Commission voted to approve the application as submitted in a vote of 7 ayes, no nays, and no abstentions.

5. Amy Chen

HPC 2009-1
44 Upper Montclair Plaza

Chairman Smith called for the representatives of this application to come forward. Amy Chen came forward and was sworn.

On May 17, 2007 the Commission approved new free standing cast metal letters and two linear light fixtures proposed below the sign. The approval was meant to set a precedent for the building signage location on the building.

A new wood sign measuring 18" high by 14" wide and ¾" deep is proposed with hand painted lettering. The sign will be attached to a right angle aluminum and metal triangle which will be affixed to the roof with lag screws.

Commissioner Rule asked if the proposal included any new lights. Ms. Chen stated no, the existing lights will remain.

Vice Chair Orloff asked if the banner is temporary. Ms. Chen stated yes.

Chairman Smith stated that he is concerned about the use of plywood for the signage because of its durability.

Vice Chairman Orloff stated that he is also concerned about drilling into the slate roof.

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.

The Commission carried the application to a later date.

6. Michael Crookhorn

HPC 2009-2
242 Bellevue Ave

Chairman Smith called for the representatives of this application to come forward. Michael Crookhorn, Applicant and JC Aviles, Competitive Signs came forward and were sworn.

The proposal calls for the recovering of the existing awning frame with new Sunbrella fabric in Cooper with the name in the bottom front and side lip.

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 Rule, and seconded by Commissioner Hageman the Commission voted to approve the application as submitted in a vote of 7 ayes, no nays, and no abstentions.

7. David A. Levy & Associates

HPC 2009-3
470 Bloomfield Ave

Chairman Smith recused himself from the application.

Vice Chairman Orloff called for the representatives of this application to come forward. Tom Londeree, David Levy & Associates, came forward and was sworn.

The proposal calls for a new storefront system (to match existing) replacing the doorway and storefront of the previously existing Photography Studio along Bloomfield Avenue. The proposal also calls for new 2" vinyl lettering in windows of the 1st floor along both Church Street and Bloomfield Avenue. 6" high backlit letters are also proposed along Church Street on a vignette wall behind the window. 9" high backlit letters are also proposed above the entry way at the corner of Church Street and Bloomfield Avenue.

Mr. Londeree stated that the space contains 3000 square feet on the lower level and 8000 square feet on the higher level.

Vice Chairman Orloff asked if the wiring for the pin mounted letters would be through the building façade. Mr. Londeree stated that there will be ½” conduits coming through the façade for each letter. Mr. Londeree stated that the letters are 1 ½ inches thick plus another 1 ½ inches from the wall and will be bronze anodized.

Commissioner Rule asked if the awning will be removed. Mr. Londeree stated that it would and the building owner would repair the façade.

Commissioner Perlstein commented that this is a stucco façade and would be easy to repair. Vice Chairman Orloff also noted that the entrance is not original but was a later addition.

Vice Chairman Orloff asked how far the interior wall is setback. Mr. Londeree stated approximately 1 foot. Mr. Londeree stated that the letters would be 6” in height.

Vice Chairman Orloff asked what the walls would be made of. Mr. Londeree stated that they are plaster and they are 8 feet in height.

Commissioner Rubacky stated that he did not like the idea of blocking a window opening with a wall. The Commission agreed.

Commissioner Rule asked if the elevator would block the window opening on Bloomfield Avenue. Mr. Londeree stated that it would.

The Commission recommended that the applicant redesign the interior space to optimize window space on both Bloomfield Ave and Church Street.

Vice Chairman Orloff, 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 Perlstein the Commission voted to approve the application with conditions in a vote of 6 ayes, no nays, and no abstentions.

The following are conditions of approval:

1. The interior wall and signage is not approved
2. The proposed elevator is not approved to block a window opening

8. 239-245 Lorraine Ave LLC
HPC 2008-49
239-245 Lorraine Ave

Chairman Smith called for the representatives of this application to come forward. Mike Pavel, Property Owner and Paul Sionas and Mike Sweebe, Sionas Architecture came forward and were sworn.

The applicant appeared at the October 16, 2008 meeting for a *Conceptual Review*. At that time the Commission stated its approval of the overall plan concept but asked that the applicant return with rendering of the building in its context.

The proposal calls for the demolition of the two existing buildings and the construction of a 3-story mixed use building and parking deck. The proposal calls for 11,000 square feet of retail space, 10,000 square feet health gym, 35 residential units and 141 space parking deck.

Chairman Smith stated that he is still concerned that the arches on the Lorraine façade appear too corporate looking. The arches look better from far away but up close they may be too overwhelming. The design decreases the pedestrian scale. Chairman Smith also stated that signage may be an issue. Chairman Smith stated that the canopy could be brought down to approximately 12 feet as opposed to 17 feet. The Commission agreed.

Mr. Sionas stated that the Fire Department required 17 feet in height for the garage entry.

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.

The Commission recommended a sub-committee meet with the applicant and his professionals prior to the next meeting.

The application was carried.

PUBLIC COMMENT

The adoption of the resolutions was carried to the December 11, 2008 meeting.

APPROVAL OF RESOLUTIONS

October Resolutions

- | | |
|----------------|--------------------|
| 1. HPC 2008-45 | 348 Bloomfield Ave |
| 2. HPC 2008-47 | 295 Bloomfield Ave |
| 3. HPC 2008-48 | 255 Bellevue Ave |
| 4. HPC 2008-50 | 507 Bloomfield Ave |

Vice Chairman Orloff moved to memorialize the resolutions as submitted and seconded by Commissioner Rule in a vote of 6 ayes, no nays, and 1 abstention.

November Resolutions

- 5. HPC 2008-51 363-367 Bloomfield Ave
- 6. HPC 2008-52 399 Bloomfield Ave
- 7. HPC 2008-53 604 Valley Rd
- 8. HPC 2008-54 48 South Park St
- 9. HPC 2008-55 367 Bloomfield Ave
- 10. HPC 2008-56 8-10 South Fullerton Ave

Commissioner Rubacky moved to memorialize the resolutions as submitted and seconded by Vice Chairman Orloff in a vote of 6 ayes, no nays, and 1 abstention.

APPROVAL OF MINUTES

Commissioner Rubacky moved to memorialize the minutes of October 16, 2008 as submitted and seconded by Vice Chairman Orloff in a vote of 6 ayes, no nays, and 1 abstention.

Commissioner Rubacky moved to memorialize the minutes of November 20, 2008 as submitted and seconded by Commissioner Perlstein in a vote of 6 ayes, no nays, and 1 abstention.

APPROVAL OF 2009 MEETING SCHEDULE

Vice Chairman Orloff moved to adopt the 2009 meeting schedule as submitted and seconded by Commissioner Rubacky in a vote of 7 ayes, no nays, and no abstentions.

Adjourn

At 11:00 pm, Commissioner Rubacky moved to adjourn the meeting. This was seconded by Commissioner Rule.

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