

MINUTES OF THE MONTCLAIR HISTORIC PRESERVATION COMMISSION
June 18, 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 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. Jane Winston**
Tory James
HPC 2009-12
2 Church Street

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

Chairman Smith stated that it has come to his attention that window signs were applied without prior Historic Preservation Commission approval. Mr. Aviles apologized for the incident.

The proposal calls for a new vinyl letters to applied to the window stating the business name and logo. Chairman Smith asked if it would also be applied to the door. Mr. Aviles stated that it would.

Mr. Aviles stated that the awning would be a Tuscan color with brown and ivory letters and logo. The awning would hang 10-12 inches below the window frame.

Commissioner Rubacky asked if there is a film on the windows. Mr. Aviles stated that it had been removed.

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

NEW BUSINESS

2. Elaine Sinisi ***Little Shoebox*** HPC 2009-16 602 Valley Rd

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

The proposal calls for re-facing the aluminum frame sign with new dimensional letters and new black molding. Also proposed are 2 new Sunbrella Canvas awnings, 1 over each bay window, with 6" high graphics and lettering is proposed on the front lip.

Mr. Aviles stated that the light box doesn't work and there will be no internal illumination. The wings will also be removed. The box will be sanded, primed, and painted with raised dimensional letters and raised box behind the letters.

Commissioner Rule asked about the colors. Mr. Aviles stated that the background is orange and blue with glossy black letters.

Mr. Aviles stated that the proposed fabric sign looks like an awning without a roof and is intended to coincide with the "shoebox" name.

Secretary Franco stated that the restrictions for projecting signs area as follows:

- (1) Such signs are located in an Historic District designated pursuant to the Township Historic Preservation Ordinance;
- (2) One projecting sign is permitted for each retail business located on the street level;
- (3) All parts of such signs shall be located between eight feet and 12 feet above the road or sidewalk surface;
- (4) Such signs do not interfere with any pedestrian, vehicular, utility, or municipal use of the public right-of-way; and
- (5) Sign materials and design shall complement the building's architecture and shall not cover or intrude upon any specific architectural feature of the building.

Secretary Franco read the definition of an awing as follows:

FABRIC AWNING — A temporary rooflike structure consisting of framing covered with an opaque fabric mounted solely on and projecting from the wall of a building for the purpose of shielding

windows or doorways. Backlit fabric shall not be permitted. Such structures may be fixed or retractable with a mechanism for raising and holding the frame against the wall of the building

Vice Chairman Orloff stated that he likes the design but it does not fit the definition of an awning. It's more of a projecting sign but you are only permitted one per business.

Commissioner Rule stated that the Design Guidelines call for a more free flowing design and this is rigid; contrary to the guidelines.

Chairman Smith stated that the overall signage design does not complement the building design. Vice Chairman Orloff agreed but also complimented the applicant for the creativity in the design.

Commissioner Rubacky stated that he is concerned about the historic fabric behind the wood panel and would like information on installation.

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 application was carried to the July 16, 2009 meeting.

3. Berekti Menqistu

Mesob

HPC 2009-17

515 Bloomfield Ave

Chairman Smith called for the representatives of this application to come forward. JC Berekti Menqistu, Applicant and Augustino Lauria, LITRA, came forward and were sworn.

The proposal calls for new stud mounted dimensional painted letters (komocel – rigid PVC) measuring 18inches high by 6 feet wide with a depth of 1 inch. Also proposed is a new awning spanning the width of the storefront. The business name “Mesob” is printed on the scallop lip.

Ms. Menqistu stated that the awning is retractable and the fabric is of higher quality than Sunbrella.

Vice Chairman Orloff asked where the sign sits relative to the awning. Mr. Lauria stated that it is centered above the awning and the top of the sign 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 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. The sign shall be centered from left to right in the sign band
2. The sign shall be set 1-2 inches above center from top to bottom
3. The awning shall be mounted to the bottom edge of the sign band
4. The sign dimensions shall be submitted to the Planning Department for review

4. David A. Levy & Associates

Anthropologie

HPC 2009-18

470 Bloomfield Ave

Chairman Smith recused himself from the application.

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

The proposal calls for the replacement of the single entry door with new double wood doors with side lights.

Mr. Londeray stated that the storefront system in the entryway will be replaced to match the existing; which is a Conair system. In order to accommodate the new double doors the width of the vestibule will be increased by 36 inches. The proposed door is 7 feet 9 inches and is made of wood.

Commissioner Perlstein asked what the existing vestibule ceiling material is comprised of. Mr. Londeray stated it is composite aluminum but will be changed to plaster.

Commissioner Perlstein asked what the floor is comprised of. Mr. Londeray stated that they are tiles and they will be replaced to match the existing.

Commissioner Rule stated that in her opinion the application is incomplete. The plans do not depict the existing and/or proposed entryway.

Commissioner Scotland agreed and stated that demolition drawings should be provided.

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.

The application was carried to the July 16, 2009 meeting.

5. Union Stone Cleaning & Restoration, Inc.

HPC 2009-19

22 South Park St

Chairman Smith called for the representatives of this application to come forward. John Lennar, Union Stone, and Mike Donly, Donly Engineering, came forward and were sworn.

The proposal calls for the following masonry restoration and repairs: south roof area parapet brick rebuilding, east and south parapet walls repointing exterior and terra cotta crack repair, terra cotta restoration and spall repair, roof rafter repair east wall, north roof area rear side or parapet wall repair and coating, one story south wall repair and coating, west wall of north roof area repair and coating, repair of cracks in terra cotta below cornice level (south roof area), and north roof area parapet coping and cornice repair.

Mr. Lennar stated that the focus of the project is maintenance and repair and there will be no visual or structural change.

Chairman Smith asked how the cracks in the terra cotta will be repaired. Mr. Lennar stated that a European product called "comproco" will be used. Mr. Lennar stated that you need to be trained by the company in order to use it.

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

APPROVAL OF MINUTES

Vice Chairman Orloff moved to memorialize the minutes of May 14, 2009 as submitted and seconded by Ms. Scotland in a vote of 7 ayes, no nays, and no abstentions.

APPROVAL OF RESOLUTIONS

Commissioner Rubacky moved to memorialize the following resolutions as submitted and seconded by Commissioner Rule in a vote of 7 ayes, no nays, and no abstentions.

1. HPC 2009-10 615 Bloomfield Ave (*Table 8*)
2. HPC 2009-11 604 Valley Rd (*Fred Astaire Dance Studio*)
3. HPC 2009-12 2 Church St (*Tory James*)
4. HPC 2009-13 8 Gates Ave (*Lime Contracting*)
5. HPC 2009-14 29 Valley Rd (*Mike Stahl*)
6. HPC 2009-15 412 Bloomfield Ave (*Plaza Convenience Plus*)

Adjourn

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

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