

**MINUTES OF THE MONTCLAIR HISTORIC PRESERVATION COMMISSION**  
**March 19, 2009**

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

**ABSENT:** Jonathan Perlstein, Diane Scotland

**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.

**APPROVAL OF RESOLUTIONS**

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

- |                |                          |
|----------------|--------------------------|
| 1. HPC 2007-11 | 91 Pine Street           |
| 2. HPC 2009-1  | 44 Upper Montclair Plaza |
| 3. HPC 2008-49 | 239-245 Lorraine Ave     |
| 4. HPC 2009-4  | 622-624 Valley Rd        |
| 5. HPC 2009-5  | 339-345 Bloomfield Ave   |
| 6. HPC 2009-6  | 310 Bloomfield Ave       |

**APPROVAL OF MINUTES**

Commissioner Rubacky moved to memorialize the minutes of February 19, 2009 as amended and seconded by Commissioner Orloff in a vote of 5 ayes, no nays, and no abstentions.

**NEW BUSINESS**

**1. Headed for the Stars**

HPC 2009-7  
20 Lackawanna Plaza

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

The proposal calls for the installation of a new Dimensional PVC sign with a painted burgundy background. The sign measures 120" wide by 24" high with \_" thick projecting letters stud mounted \_" off the wall.

Commissioner Rubacky asked if the stars on the letters were painted. Mr. Aviles stated yes.

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 Rule, 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.

**2. Adi Hecht**  
HPC 2009-8  
14 Park Street

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

The proposal calls for the re-facing of 2 existing signs (formerly Greek Delights) with new flat graphics. The front façade sign measures 200" wide by 24" high and the façade on the northern façade measures 48" wide by 36" high. The existing awning frame will be re-covered with Sunbrella Canvas fabric with 5" high graphics.

Ms. Hecht stated that she intends to paint the façade white. Vice Chairman Orloff stated that only previously painted surfaces shall be allowed to be repainted.

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 Rule 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. Any unpainted surfaces shall not be painted over

**DISCUSSION ITEMS**

**3. Conceptual Review**  
295 Bloomfield Ave

Chairman Smith called for the representatives to come forward. David Forbes, Tenant Representative, and Jerome Ebin, Architect, came forward.

Chairman Smith stated that in 2007 the Commission granted approval for the replacement of 21 windows and transoms with Brown Marvin Clad Wood Windows.

Mr. Ebin stated that the existing renovations were made in 1982. The proposal is to replace 2 windows with the previously approved Brown Marvin Clad Wood windows and replace the thin mullion with a heavier mullion to match above.

Vice Chairman Orloff asked if the new transoms will fit into the existing space or do they have to be dropped. Mr. Forbes stated that they will fit in the existing opening and align with the adjacent side windows.

Commissioner Rule asked what the original bay was made of. Mr. Ebin stated probably stucco.

Vice Chairman Orloff asked if the applicant is going to put in double hung windows like the original. Mr. Forbes stated that was not the intention.

Commissioner Rule stated that she would not be able to support the application without double hung windows. Commissioner Rubacky agreed.

Mr. Forbes stated that the existing wood panels which cover the former window openings currently have no detail. He intends to set the panels back from the façade in order to create depth and shadowlines. Chairman Smith stated that the wood panels should also have a horizontal trim band designed to match the horizontal sash check rail on adjacent double-hung windows.

Chairman Smith stated that they panels should also have a horizontal band and trim to match the reveal on either side.

**Adjourn**

At 10:30 pm, Commissioner Rubacky moved to adjourn the meeting. This was seconded by Commissioner Rule.

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