MEMORANDUM

TO: Board of Adjustment
FROM: Historic Preservation Commission
DATE: June 14, 2023
RE: Board of Adjustment Referral – App. 2788 – 91-99 Maple Avenue: Northern Property Associates LLC (Block 4106, Lots 10, 11, and 12) Site plan for expansion of a plumbing supply business.

The Montclair Historic Preservation Commission reviewed the above referenced Development Application at their meeting on June 8, 2023. The following comments are based on the application submitted by the applicant and reflects the Commission’s recommendations based on the Historic Design Guidelines for the Township of Montclair, the Secretary of the Interior’s Standards for the Treatment of Historic Properties and comments made by the HPC Historic Preservation consultant.

1. The Commission were generally supportive of the proposal.
2. The decorative brackets under the pent roof of 91 Maple Avenue should be constructed of wood.
3. The terra cotta coping should be retained on the side elevations.
4. The sign material should be a single sheet of aluminum without seams.
5. The fence between 91 and 99 Maple Avenue should be lowered from 5 feet to the maximum permitted height of 4.5 feet.