

**MINUTES OF THE BOARD OF ADJUSTMENT  
JANUARY 26, 2000**

PRESENT: Chair Harrison, Vice Chair Church, Mr. Fleischer, Ms. Freundlich, Mr. Tobin, Mr. Williams; also, Michael Sullivan, Esq., Michael Zichelli, Secretary and Karen Kadus, Assistant Secretary.

ABSENT: Mr. Chapman, Ms. O'Connell, Mr. Spivey.

Ms. Kadus called the roll and announced the regular meeting of the Montclair Board of Adjustment. Notice had been given in accordance with the Open Public Meeting Act.

Ms. Kadus announced that the variance application of **Dr. Ponzio, 185 Wildwood Avenue**, was postponed to the February 16 meeting at the request of the applicant.

Chair Harrison called for a hearing on the application of the **Montclair Art Museum, South Mountain Avenue and St. Luke's Place**. Grant Gille, Esq. appeared as attorney for the applicant and introduced the following exhibits:

- A-1 Great Hall Parking Calculation Chart dated December 20, 1999
- A-2 Model
- A-3 Site Plan & Additional Drawings (12 Pages) prepared by Beyer. Blinder Belle Architects & Planners, revision dated December 29, 1999
- A-4 Supplemental drawings to A-3. Zoning Calculation and Site Plan, prepared by Beyer, Blinder, Belle, Architects & Planners. revision dated January 18, 2000
- A-5 Color Perspective Rendering mounted on board
- A-6 Landscape Plans (3 pages). prepared by Beyer. Blinder. Belle. Architects Planners, dated January 14, 2000
- A-7 Landscape Plans, colored and mounted on board.,dated January 14, 2000
- A-8 Landscape Plans, colored and mounted on board, dated January 14 2000
- A-9 Photo board of existing landscape conditions, dated January 26, 2000
- A-10 Photo board of plants and information, dated January 26, 2000
- A-11 Photo board of proposed plantings, dated January 26, 2000
- A-12 Section drawings of proposed landscape plans mounted on board, dated January 26, 2000
- A-13 Site Plan. colored and mounted on board
- A-14 Existing Conditions and Demolition Plans prepared by Beyer, Blinder, Belle, Architects & Planners, dated December 29 1999
- A-15 Existing Site Plan colored and mounted on board
- A-16 Proposed Site Plan colored and mounted on board
- A-17 Color picture of proposed light fixture
- A-18 Drainage Report, prepared by Langan Engineering & Environmental Services, dated December 29. 1999
- A-19 Traffic & Parking Assessment. prepared by Langan Engineering & Environmental Services, dated January 19, 2000

Mr. Williams joined the meeting.

Mr. Gille opened by describing the museum's request for a variance to expand the principal structure and create additional parking. Since one of the museum's newly acquired properties is in the R-3 Zone, a use variance is required because museums are not permitted in that zone. He reviewed the other variances requested, including parking deficiency and setback variances. He noted that he would present 6 witnesses.

Ellen Harris, Director of the Museum, was sworn. She described the museum's functions, the hours of operation, the art school, staffing and a history of the museum.

Richard Blinder, Architect, Beyer Blinder, Bell, was sworn. He described the floor plans which included expanded gallery space, a great hall, ADA compliance improvements, art storage, classrooms and a children's discovery space.

He reviewed the signs proposed, including two for identification on the corners of Bloomfield Avenue and four banner signs for announcement of special exhibits and functions. He noted that there would be increases in gallery space of 32%, art school space of 85%, storage space of 72% and library space of 94%.

Marked into evidence was:

A-20            Fact sheet of space increases

Miriam Sampson, 16 St. Luke's Place, had questions concerning noise from heating and cooling equipment and their impact on the environment. The witness said that there are standards in the industry for such equipment, and the noise would not exceed those standards.

The Board took a short recess.

Katherine Mathews, Certified Landscape Architect, Mathews Nielsen, was sworn. She described the existing landscaping on the site which includes a Van Vleck Arboretum and her efforts to preserve significant trees. She proposes to increase species diversity for education and enjoyment. She reviewed the tree removal plan, which included 29 trees over 6 inches in caliper. She then reviewed the particular landscaping treatment and fencing proposed adjacent to the dwelling at 16 St. Luke's Place. She also indicated the landscaping plan for the two corners of Bloomfield Avenue, noting that the corner at St. Luke's Place would be designed as an seating area/rest stop for pedestrians, with decorative plantings and benches with perhaps a sculpture. She indicated that a smaller identification sign than that which was shown on the drawings would be more appropriate here.

Miriam Sampson, 16 St. Luke's Place, questioned the landscaping treatment proposed along her property line.

Ruth Sampson, 16 St. Luke's Place, questioned the witness about tree removal.

William Lothian, Engineer with Langan Engineering, was sworn. He described the contents of the Traffic Report, marked as Exhibit A-19. He noted that peak hour traffic counts were taken and that no detriment should result in traffic flow around the museum as a result of the addition.

Miriam Sampson, 16 St. Luke's Place, questioned the witness about traffic flow within the museum property and on surrounding streets and the difficulties she has observed with traffic flow in this area.

Dr. Martin Sampson, 16 St. Luke's Place, asked questions of the witness.

Due to the lateness of the hour, the hearing was carried to a special meeting on Thursday, February 3, at 7:30 p.m.

The meeting was adjourned at 11:30 p.m.