

City of Orange Township
Historic Preservation Commission Meeting Minutes

January 17, 2018

The Secretary announced that this is a meeting of Historic Preservation Commission of the City of Orange Township held at City Hall in Council Chambers, 29 North Day Street, Orange New Jersey on Wednesday, January 17, 2018 at 7:38 p.m.

The Secretary asked all to stand for the Pledge of Allegiance to the American Flag

ROLL CALL

Present: Commissioner Keith Carroll
Commissioner Kathy Dowd
Commissioner Jody Leight
Commissioner Brandon Matthews
Commissioner Bruce Meyer
Commissioner Troy Simmons
Commissioner Abdiel Velez

Also Present: Joyce L. Lanier, Secretary
Janine G. Bauer, Attorney
Shawna Ebanks, Nishuane Group
Richard Wolff, Zoning Officer

Absent: Commissioner Janice Morrell
Commissioner Yolanda Silverio
Commissioner Karen Wells

The Secretary states that the requirement of N.J.S.A. 10:4-9 et. seq., "Sunshine Law" has been met. A notice of this meeting was published in the Record-Transcript and sent to the Star Ledger on January 4, 2018 posted on the Bulletin Board in City Hall and the Office of the City Clerk.

MEETING MINUTES

- **October 18, 2017 Meeting**

Commissioners Matthews, Silverio, Simmons and Velez were not in attendance and can't vote.)

Motion: Commissioner Jody Leight

Second: Commissioner Keith Carroll

	<u>Yea</u>	<u>Nay</u>	<u>Abstained</u>	<u>Absent</u>	<u>NP</u>
Commissioner Keith Carroll	<input checked="" type="checkbox"/>				
Commissioner Kathy Dowd	<input checked="" type="checkbox"/>				
Commissioner Jody Leight	<input checked="" type="checkbox"/>				
Commissioner Brandon Matthews					<input checked="" type="checkbox"/>
Commissioner Bruce Meyer	<input checked="" type="checkbox"/>				
Commissioner Janice Morrell				<input checked="" type="checkbox"/>	
Commissioner Yolanda Silverio					<input checked="" type="checkbox"/>
Commissioner Troy Simmons					<input checked="" type="checkbox"/>
Commissioner Abdiel Velez					<input checked="" type="checkbox"/>
Commissioner Karen Wells				<input checked="" type="checkbox"/>	

Minutes approved.

- **November 29, 2017 Meeting**

(Commissioners Carroll, Meyer, Morrell and Silverio were not in attendance and can't vote.)

Motion: Commissioner Kathy Dowd

Second: Commissioner Brandon Matthews

	<u>Yea</u>	<u>Nay</u>	<u>Abstained</u>	<u>Absent</u>	<u>NP</u>
Commissioner Keith Carroll					<input checked="" type="checkbox"/>
Commissioner Kathy Dowd	<input checked="" type="checkbox"/>				
Commissioner Jody Leight	<input checked="" type="checkbox"/>				
Commissioner Brandon Matthews	<input checked="" type="checkbox"/>				
Commissioner Bruce Meyer					<input checked="" type="checkbox"/>
Commissioner Janice Morrell				<input checked="" type="checkbox"/>	
Commissioner Yolanda Silverio				<input checked="" type="checkbox"/>	
Commissioner Troy Simmons	<input checked="" type="checkbox"/>				
Commissioner Abdiel Velez	<input checked="" type="checkbox"/>				
Commissioner Karen Wells				<input checked="" type="checkbox"/>	

Minutes approved.

- **December 20, 2017 Meeting**

(Commissioners Matthews, Silverio, Simmons, Velez and Wells were not in attendance and can't vote.)

Motion: Commissioner Kathy Dowd

Second: Commissioner Keith Carroll

	<u>Yea</u>	<u>Nay</u>	<u>Abstained</u>	<u>Absent</u>	<u>NP</u>
Commissioner Keith Carroll	<input checked="" type="checkbox"/>				
Commissioner Kathy Dowd	<input checked="" type="checkbox"/>				
Commissioner Jody Leight	<input checked="" type="checkbox"/>				
Commissioner Brandon Matthews					<input checked="" type="checkbox"/>
Commissioner Bruce Meyer					<input checked="" type="checkbox"/>
Commissioner Janice Morrell	<input checked="" type="checkbox"/>				
Commissioner Yolanda Silverio				<input checked="" type="checkbox"/>	
Commissioner Troy Simmons					<input checked="" type="checkbox"/>
Commissioner Abdiel Velez					<input checked="" type="checkbox"/>
Commissioner Karen Wells				<input checked="" type="checkbox"/>	

Minutes approved.

NEW BUSINESS

**A. Certificate of Appropriateness Application – 324 Carteret Place, Orange, N.J.
(Conversion 1 family to 3 family and additional exterior work)**

Edgar Marino appeared. He states the house is huge and they want to convert it legally to a three family house. The HPC does not make the decision about converting the home. The Planning Board makes a final decision regarding conversion of the home.

Motion to approve the Certificate of Appropriateness Application in part. Replacement of the roof with GAF Timberline shingles which are deemed like kind materials, to restore the front porch and replace the missing spindles, stairs, etc. with like kind materials (wood) and to install a stone veneer per the advertisement for the side entry to match the existing with a handrail made of wood to match the existing. The Commission agreed that the vinyl siding could remain intact if it is washed to appear presentable. The approval for the replacement and repair of the windows is pending and is expressly conditioned upon the submission of the window model by the applicant or his architect, and an updated note on the architect’s plans identifying which windows will be replaced and with what model from the Pella Architectural series, indicating in the note that “the new windows match in kind and material those windows that remain intact, i.e. the original windows.”

Motion: Commissioner Brandon Matthews

Second: Commissioner Bruce Meyer

	<u>Yea</u>	<u>Nay</u>	<u>Abstained</u>	<u>Absent</u>	<u>NP</u>
Commissioner Keith Carroll	<input checked="" type="checkbox"/>				
Commissioner Kathy Dowd	<input checked="" type="checkbox"/>				
Commissioner Jody Leight	<input checked="" type="checkbox"/>				
Commissioner Brandon Matthews	<input checked="" type="checkbox"/>				
Commissioner Bruce Meyer	<input checked="" type="checkbox"/>				
Commissioner Janice Morrell				<input checked="" type="checkbox"/>	
Commissioner Yolanda Silverio				<input checked="" type="checkbox"/>	
Commissioner Troy Simmons	<input checked="" type="checkbox"/>				
Commissioner Abdiel Velez	<input checked="" type="checkbox"/>				
Commissioner Karen Wells				<input checked="" type="checkbox"/>	

Application approved.

**B. Certificate of Appropriateness Application – 237 Ivy Court, Block 3601, Lot 16
(Change existing slate roof to a like-kind material roof)**

Application withdrawn since property is no longer part of the Historic Preservation.

C. Certificate of Appropriateness Application – 512 So. Jefferson Street, Block 6004, Lot 10 (adding a Dormer to the Side of the House)

Attorney Maury Winkler appeared. The property is a two family house. They would like to add a dormer to the side of the roof and to replace the roof. The application also includes adding a driveway.

Motion to approve a limited Certificate of Appropriateness to add a dormer to the side of the roof at 512 So. Jefferson Street and to replace the roof using like-kind material, matching as close as possible to the existing material current on the roof. The application to add a driveway has been denied. Applicant must return before the Commission with an updated landscape plan and must include the driveway and front porch.

Motion: Commissioner Troy Simmons Second: Commissioner Brandon Matthews

	<u>Yea</u>	<u>Nay</u>	<u>Abstained</u>	<u>Absent</u>	<u>NP</u>
Commissioner Keith Carroll	<input checked="" type="checkbox"/>				
Commissioner Kathy Dowd	<input checked="" type="checkbox"/>				
Commissioner Jody Leight	<input checked="" type="checkbox"/>				
Commissioner Brandon Matthews	<input checked="" type="checkbox"/>				
Commissioner Bruce Meyer	<input checked="" type="checkbox"/>				
Commissioner Janice Morrell				<input checked="" type="checkbox"/>	
Commissioner Yolanda Silverio				<input checked="" type="checkbox"/>	
Commissioner Troy Simmons	<input checked="" type="checkbox"/>				
Commissioner Abdiel Velez	<input checked="" type="checkbox"/>				
Commissioner Karen Wells				<input checked="" type="checkbox"/>	

Application approved.

D. Certificate of Appropriateness Application – 592 Beach Street, Block 6202, Lot 4 (removal and installation of siding)

Meital Levi appeared and they would like to replace vinyl siding.

Motion to approve the Certificate of Appropriateness to replace vinyl siding with vinyl siding. However, if possible if wood is in good condition the owner will try to repair and replace.

Motion: Commissioner Troy Simmons Second: Commissioner Keith Carroll

	<u>Yea</u>	<u>Nay</u>	<u>Abstained</u>	<u>Absent</u>	<u>NP</u>
Commissioner Keith Carroll	<input checked="" type="checkbox"/>				
Commissioner Kathy Dowd	<input checked="" type="checkbox"/>				
Commissioner Jody Leight	<input checked="" type="checkbox"/>				
Commissioner Brandon Matthews	<input checked="" type="checkbox"/>				
Commissioner Bruce Meyer	<input checked="" type="checkbox"/>				
Commissioner Janice Morrell				<input checked="" type="checkbox"/>	
Commissioner Yolanda Silverio				<input checked="" type="checkbox"/>	
Commissioner Troy Simmons	<input checked="" type="checkbox"/>				
Commissioner Abdiel Velez	<input checked="" type="checkbox"/>				
Commissioner Karen Wells				<input checked="" type="checkbox"/>	

Application approved.

E. Board of Education – Approval of Plans.

Commissioner Matthews provided an update. The original plans showed that the parking lot was coming all the way to the street. The HPC asked that they add additional parking behind the house so that it cannot be seen from the street and provide more green space on either side of the driveway. To add a wrought iron fence along the front more like a residential fence with taller wooden fence around the back and the sides with planting along the side. Also, all the lighting be removed from the perimeter and only into middle island. The green space should also hide the parking as much as possible. To the house itself, the exterior roof and siding will be upgraded. In addition, cut down on the number of parking spaces. Drainage concern was expressed and a request was made to the Zoning Officer to look into.

Motion to approve Certificate of Appropriateness to for 386 and 396 Claredon Place for landscaping, parking and lighting. The property at 396 Claredon will be demolished and replaced with landscaping.

Motion: Commissioner Bruce Meyer Second: Commissioner Brandon Matthews

	<u>Yea</u>	<u>Nay</u>	<u>Abstained</u>	<u>Absent</u>	<u>NP</u>
Commissioner Keith Carroll	<input checked="" type="checkbox"/>				
Commissioner Kathy Dowd	<input checked="" type="checkbox"/>				
Commissioner Jody Leight	<input checked="" type="checkbox"/>				
Commissioner Brandon Matthews	<input checked="" type="checkbox"/>				
Commissioner Bruce Meyer	<input checked="" type="checkbox"/>				
Commissioner Janice Morrell				<input checked="" type="checkbox"/>	
Commissioner Yolanda Silverio				<input checked="" type="checkbox"/>	
Commissioner Troy Simmons	<input checked="" type="checkbox"/>				
Commissioner Abdiel Velez	<input checked="" type="checkbox"/>				
Commissioner Karen Wells				<input checked="" type="checkbox"/>	

I. CONSENT AGENDA

THE RESOLUTIONS BELOW HAD TO BE VOTED SEPARATELY DUE TO COMMISSIONERS' ABSENCE.

- *25-2017** A Resolution of the City of Orange Township Historic Preservation Commission granting Certificate of Appropriateness for 433 Adrienne Court, Block 4802, Lot 26 to remove brick steps and replace with concrete and to replace interior path with concrete.
- *26-2017** A Resolution of the City of Orange Township Historic Preservation Commission granting Certificate of Appropriateness to Leon Brown, for Block 6202, Lot 22 to restore the base structure, missing shingles and deck including posts and stairs and restore rear of structure.

*(The following Commissioners were absent on the meeting of November 29, 2017 and can't vote - Commissioner Carroll, Meyer, Morrell and Silverio)
(Commissioners that can vote: Dowd, Leight, Matthews, Simmons, Velez and Wells)*

Motion: Commissioner Brandon Matthews

Second: Commissioner Kathy Dowd

Roll Call

	<u>Yea</u>	<u>Nay</u>	<u>Abstained</u>	<u>Absent</u>	<u>NP</u>
Commissioner Keith Carroll					<input checked="" type="checkbox"/>
Commissioner Kathy Dowd	<input checked="" type="checkbox"/>				
Commissioner Jody Leight	<input checked="" type="checkbox"/>				
Commissioner Brandon Matthews	<input checked="" type="checkbox"/>				
Commissioner Bruce Meyer					<input checked="" type="checkbox"/>
Commissioner Janice Morrell				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Yolanda Silverio				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Troy Simmons	<input checked="" type="checkbox"/>				
Commissioner Abdiel Velez	<input checked="" type="checkbox"/>				
Commissioner Karen Wells				<input checked="" type="checkbox"/>	

***27-2017 A Resolution of the City of Orange Township Historic Preservation Commission granting Certificate of Appropriateness for 434 Heywood Avenue, Block 6901, Lot 7 to replace shingle roof and gutters, to construct a fence, to replace siding on side walls and to open up the porch.**

Motion: Commissioner Jody Leight

Second: Commissioner Keith Carroll

	<u>Yea</u>	<u>Nay</u>	<u>Abstained</u>	<u>Absent</u>	<u>NP</u>
Commissioner Keith Carroll	<input checked="" type="checkbox"/>				
Commissioner Kathy Dowd	<input checked="" type="checkbox"/>				
Commissioner Jody Leight	<input checked="" type="checkbox"/>				
Commissioner Brandon Matthews					<input checked="" type="checkbox"/>
Commissioner Bruce Meyer	<input checked="" type="checkbox"/>				
Commissioner Janice Morrell				<input checked="" type="checkbox"/>	
Commissioner Yolanda Silverio				<input checked="" type="checkbox"/>	
Commissioner Troy Simmons					<input checked="" type="checkbox"/>
Commissioner Abdiel Velez					<input checked="" type="checkbox"/>
Commissioner Karen Wells					<input checked="" type="checkbox"/>

VII. OTHER BUSINESS

A. ZONING OFFICER APPROVAL - **Secretary Joyce L. Lanier read into the Minutes administrative approval of the following application. They were replacing in accordance with the guidelines using in-kind materials.**

- 737 Haxton Avenue, Orange, New Jersey
(Replacing roof and windows with like materials)

B. Orange Hospital – Update
No permits have been issued nor requested. No demolition going on only cleanup of debris.

C. Heywood Elementary School – House
House across the street from the school has been gutted. HPC believes work is being done without a permit. Zoning Officer will look into.

VIII. PENDING BUSINESS

Commissioner Troy Simmons requested that a letter introducing the Historic Preservation Commission be sent with the tax and water bills advising that they are living in an historic preservation area. Attorney Bauer will work on the letter with Commissioner Simmons.

Secretary Lanier advised that the HPC received a \$500.00 grant from Essex County to do a brochure.


Adjourn Meeting:

Motion to Adjourn: Commissioner Keith Carroll Second: Commissioner Troy Simmons


Adjournment Time: **9:17 p.m.**

Next Regular Meeting is scheduled for Wednesday, February 21, 2018 at 7:30 p.m. at City Hall Council Chambers, 4th floor, Orange, N.J.

APPROVED:



Joyce L. Lanier
Secretary



Karen Wells
Chair