

**City of Orange Township**  
**Historic Commission Meeting Minutes**

February 15, 2017

The Secretary announces 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, February 15, 2017 at 7:30 PM.

Secretary asked everyone to stand for the Pledge of Allegiance led by Commissioner Karen Wells.

**Roll Call:**

**Present**

Commissioner Kathy Dowd  
Commissioner Jody Leight  
Commissioner Bruce Meyer  
Commissioner Janice Morrel (arrived @ 7:55)  
Commissioner Karen Wells  
Commissioner Keith Carrol (arrived @ 7:32)  
Commissioner Brandon Matthews  
Commissioner Troy Simmons

**Absent:**

Commissioner Yolanda Silverio  
Commissioner Abdiel Velez

**Also Present**

Madeline F. Smith, Secretary  
Janine G. Bauer, Attorney  
Shawna Ebanks, Nishuane Group  
Richard Wolf, Zoning Officer

The Secretary announces 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 October 27, 2016 posted on the Bulletin Board in City Hall and the Office of the City Clerk.

New business

a) 740 Berkeley Avenue – UPDATE

Mr. Jairam Kissoon presented his case to the Board Members also explaining that when they brought the property and received the permits to do work they were not aware that it was an historic site. He was informed after work had started on the building. The Board Members went into detail of the areas of concern lead by Board Members Matthews and Simmons. The Board Members were concerned about the integrity of the house with vinyl siding and the original trim on the outside of the house. The Pictures that Mr. Kissoon brought with him were marked as exhibits by Attorney Bauer. Mr. Kissoon provided his ideas of what he would do with the existing wood and windows and the columns. Since a large part of the house was already sided with vinyl he gave his opinion on continuing that work. The Board Members were not convinced that the house should be sided with vinyl. Mr. Kissoon would be sending Attorney Bauer the permits that he had received from the City. Board Member Simmons suggested that there were other options besides hiding the beauty of the woodwork behind vinyl siding. Board Member Matthews made suggestions regarding the board work that needed to be done. Board Member Meyers commented that the Board will try to make this as easy as possible and spoke about the bay windows and what can be done to them to fix them up. Board Member Matthews offered to visit the property and make suggestions before a decision can be made on the siding. Board Member Simmons agreed that a visit to the property should be done to think outside the box. (Attorney Bauer suggested that Mr. Kissoon come back after the site visit. Ms. Ebanks from Nishuane Group suggested a conditional approval that the applicant goes out with two commissioners to decide on what needs to be done and if they come up with a compromise then they will receive approval and move forward with the work.

Attorney Bauer rephrased the motion to:

**Motion by Commissioner Matthews, seconded by Commissioner Meyer to approve the application upon the condition that applicant will restore or repair of all the dentil work, pilasters around the windows and doors, all of the brackets or corbels, all columns, and all windows including the bay windows and front windows, to match the one current original window, and complete the vinyl siding. 354 Highland Ave – application for certificate of appropriateness Paul Aliano Contracting LLC**

**Roll Call:**

Ayes: Carroll, Dowd, Leight, Matthews, Meyer, Morrell, Simmons, Wells

Nays: None.

Abstain: None.

Absent: Silverio, Velez

**Motion Carries**

- b) 354 Highland Ave – application for certificate of appropriateness Paul Aliano Contracting LLC

Mr. Aliano came to the podium and reported on the condition of the roof and replacing the existing roof and repairing the damaged siding. Most of the vinyl is already off the building. Some of the porch wood will be replaced. All the detailed wood had been removed when the original siding was put up. Commissioner Simmons was fine with replacing the roof.

Mr. Aliano was told that the interior of the house can be done but he will come back with details on all other remodeling ideas to include drawings for the outside of the house at the next meeting.

**Motion by Mr. Meyer, seconded by Ms. Leight, to approve certificate of appropriateness for the replacement of the roof using timberland roofing.**

**Roll Call:**

Ayes: Carroll, Dowd, Leight, Matthews, Meyer, Morrell, Simmons, Wells

Nays: None.

Abstain: None.

Absent: Silverio, Velez

**Motion: Carries**

- c) 295 Carteret Terrance - application for certificate of appropriateness. J&L Quality Construction

Mr. Andrew Stair provided the Commissioners with pictures of the house and reported on the condition of the building and repairs that are needed. The contractor Mr. Escamilla came to the podium and stated that they want to replace the wood on the house with vinyl siding. It was stated that the paint was lead based and they were not certified to remove it, but the contractor had not had the paint tested for lead. Commissioner Matthews spoke about the merits of repairing the wood instead of siding over it. The Board Members were in favor of just approving the roof replacement for this meeting and having applicant come back at a future meeting for further repairs. The contractor or applicant will check into the lead testing of the wood. The Board Members spoke about the line where the roof meeting the building. The contractor stated that for gutters he wanted seamless gutters and regular wood fechar if not doing siding. Fechar would have to remain wood. Tamko Shingle that were present were approved. The reframing of the porch would have to replace with wood.

**Motion by Commissioner Matthews, seconded by Commissioner Dowd to approve the application for certificate of appropriateness for the replacement of the roof with Tamko shingles a seamless gutters with wood fechar.**

**Roll Call:**

Ayes: Carroll, Dowd, Leight, Matthews, Meyer, Morrell, Simmons, Wells

Nays: None.

Abstain: None.

Absent: Silverio, Velez

**Motion Carries**

d) 595 Berkeley Avenue - - application for certificate of appropriateness Ventures LLC

Ms. Gina Wardlow came to the podium representing Ventures LLC and applicant.

Attorney Bauer gave a brief summary on the Historic Commission of Orange and the State Historic Commission. Ms. Wardlow stated that she was painting, replacing shingles, paving the driveway, replacing her sidewalk, fixing the garage door and replacing the shingles on the garage door and painting it, landscaping, removing an oil tank and replacing a gutter on the garbage. She is replacing in kind. The deck in the back needs to be removed because the oil tank is under it.

Motion by Commissioner Simmons, seconded by Commissioner Morrell to approve the application for certificate of appropriateness.

**Roll Call:**

Ayes: Carroll, Dowd, Leight, Matthews, Meyer, Morrell, Simmons, Wells

Nays: None.

Abstain: None.

Absent: Silverio, Velez

**Motion: Carries**

Mr. Darrell Banks of 472 Berkeley Ave. stated that he had sent the application to the Secretary via e-mail. He stated that he had not done anything to the exterior of the building but pull out the air conditioners. He spoke about what needs to be replace. He had started the work and was told he needed to have the application for certificate of appropriateness. He stated that that the City told him he could not proceed until he had seen this Board first. Not seeing the original permit he was told he could continue working on the inside of his house. Mr. Banks would be coming back in for approval of the exterior.

**Approval of the Minutes – December 21, 2016**

**Motion by Commissioner Simmons, seconded by Commissioner Morrell to approve the minutes of December 21, 2016.**

All were in favor.

**Pending Business/Further Discussion**

a) Update – Board of Education – Drawings and plans

Commissioner Wells stated that they had said they could not make it. Commissioner Morrell commented that Board of Education was stall and delay until this Commission is painted as the bad guys. The plans that had been approved are not considered now since they now have revised the plans for the High School.

b) Library Mural

Commissioner Wells stated that she had seen a representative that said they are trying to get to it.

**Other Business**

Historic Preservation Classes - Registering for the Classes Who definitely wants to attend  
– Class March 18 – Rutgers Camden (Sign Up Sheet)

All are attending except for Commissioner Meyer.

**Update – Meeting with Planning, Zoning, Construction Official and Code Enforcement**

a) Mr. Wolff did not have an update.

b) Attorney Bauer gave a summary of the meeting with the Planning, Zoning and Construction and Code Enforcement from December 6, 2016. Commissioner Simmons spoke about his concerns. Attorney Bauer answers questions from the Commission Members. Commissioner Morrell suggested information sessions for the residents that would be effected. Mr. Wolff suggested that residents that live in a Historic District need to be noticed. He also said that the City Assessor should become involved. There was a discussion on the GEO System and access to it. Commissioner Simmons questioned how (stakeholders buyers) are informed. Ms. Ebanks of the Nishuane Group stated that other Commissions send out notices for each property that is going on sale. She stated that the city should have sent out those notices in Orange to residents as a courtesy. There is no requirement to notify anyone. Ms. Bauer gave suggestions on how to get the information out to the residents Ms. Smith suggested attending the South Ward meeting conducted by Councilwoman Summers-Johnson and providing information from that platform. Commissioners agreed that should be attended. Commissioner Carol stated that there was one applicant that will come to the next meeting

that does not want his property considered as historic. It was stated that he was in an historic district and all properties are included.

**Proposed updates to the Historic Preservation Commission ordinance.**

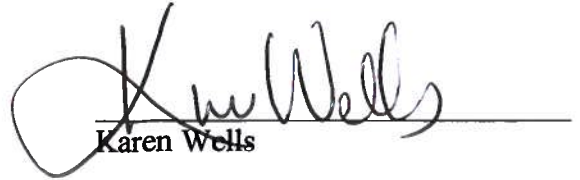
Ms. Smith the Temporary Secretary commented that the CFO needed an ordinance for the fee of \$70.00. After reviewing the ordinance there was no indication as to a fee for the application.

**Motion to Adjourn by Commissioner Meyer, seconded by Commissioner Wells to adjourn at 10:05 P.M.**

Motion was unanimously approved.

Approved:

  
Joyce L. Danier

  
Karen Wells