

City of Orange Township
Historic Preservation Commission Meeting Minutes

March 29, 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 Thursday, March 29 2018 at 7:35 p.m. This is a rescheduled meeting from March 21, 2018.

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

ROLL CALL

Present:

Commissioner Kathy Dowd
Commissioner Jody Leight
Commissioner Brandon Matthews
Commissioner Bruce Meyer
Commissioner Janice Morrell arrived at 7:50 p.m.
Commissioner Troy Simmons
Commissioner Abdiel Velez
Commissioner Karen Wells

Also Present: Joyce L. Lanier, Secretary

Absent:

Commissioner Keith Carroll
Commissioner Yolanda Silverio
Janine G. Bauer, Attorney
Shawna Ebanks, Nishuane Group
Richard Wolff, Zoning Officer

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

- **February 21, 2018 Meeting**

Motion: Commissioner Bruce Meyer **Second:** Commissioner Brandon Matthews
(Commissioners Morrell, Silverio and Wells were not in attendance and cannot vote.)

Roll Call Vote

	<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"/>

Motion passed.

NEW BUSINESS

**A. Certificate of Appropriateness Application – 513 Stetson Street, Orange, N.J.
(Air conditioning condenser) (This is a carry-over from last meeting)**

Secretary Lanier advised that a decision was reached before the meeting. Since the applicant wants to replace an air conditioning condenser with one that is already there, it was decided that the applicant does not have to attend the meeting.

**B. Certificate of Appropriateness Application – 307-309 Main Street, Orange, N.J.
(Front and side walls, stucco on both sides of building) (Moved to the April Meeting at the request of Applicant)**

Secretary Lanier advised that this application was moved to the April 18, 2018 meeting.

**C. Certificate of Appropriateness Application – 612 Lincoln Avenue, Orange, N.J.
(Replace vinyl siding)**

The Applicant Michael Lee Bolling and Onelee Brown, who are the owners of the property located at 612 Lincoln Avenue (Block 6401, Lot 51) presented the Application through the testimony of Ms. Brown and contractor Al Marino from Magnolia Remodeling Group of Union, N.J. The property is a two-story home located in located in the Montrose-Seven Oaks Historic District, which is used as a rental income property, according to Ms. Brown.

Mr. Marino testified that the house is clad in asbestos shingle which is aged, weathered and cracked, and thus, in poor condition. He said the purpose of the application was to clad the exterior asbestos shingles (without removing it) in vinyl siding throughout the exterior of the house, including the soffits, and all windows and other features.

Commission members observed that the house while attractive is rather plain architecturally and does not have much in the way of decorative trim and other features which would be destroyed

by the use of vinyl siding. It is not a contributing property in terms of its significance, to the district.

Mr. Marino testified that removing the asbestos would be cost-prohibitive, and that encapsulating was a better option for this particular project. He also testified that the house was not suitable for wrapping in a James Hardie plank historic-look type product as all the shingles would have to be removed for that sort of application, because the Hardie plank must be applied to the sheathing itself.

Ultimately, after some discussion, the Commission agreed to allow encapsulation of the asbestos shingles in vinyl siding because they were in poor condition and obviously could not be replaced with like kind materials, and because of the unique situation presented by this Application would not set a precedent for others to use vinyl siding, which is clearly prohibited by the Design Guidelines incorporated into the ordinance creating the HPC and designating the historic districts.

The Commission required that the wooden front porch remain as such, and that it be scraped and painted, including the porch ceiling, floor, steps, and porch railing, to match the existing wood steps, railing, columns, floor, porch roof and supports. There shall be no vinyl siding on any portion of the porch.

Motion: Commissioner Brandon Matthews

Second: Commissioner Karen Wells

Roll Call Vote

	<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"/>				

Motion passed.

**D. Certificate of Appropriateness Application – 301 Main Street, Orange, N.J.
(Windows and front facade)**

Commissioner Brandon Matthews advised the Commission that he spoke to the owner of 301 Main Street who was unable attend the meeting. Commissioner Matthews is unclear as to who was asking him to do what. The owner is a little confused about what is going on.

Secretary Lanier advised that it is her understanding that the building has no windows and they were giving the owner violations and telling him to replace the windows. Since the Historic

Preservation Commission came into existence, violations have been put on hold until they come before the HPC in order to move forward with the project.

Secretary Lanier confirmed that the owner emailed pictures of the project which were distributed to the Commission.

Commissioner Matthews will reach out to owner by email and describe in details what materials are needed with the application.

Secretary Lanier stated into the record that this application will be postponed to the April 18, 2018 meeting.

**E. Certificate of Appropriateness Application – 401 Highland Terrace, Orange, N.J.
(Replace roof and vinyl siding)**

Secretary Lanier advised the Commission that the applicant was not present and the application will have to be postponed. She provided a brief history of the project. The project consists of a total renovation and the work that they were doing didn't require them to come before the HPC. According to the new DCA regulations, they are not just doing the roof and vinyl siding they are doing a total renovation. It's not minor its major so they have to come before the HPC.

The recommendation is to postpone the application to the next meeting which is the April 18, 2018 meeting.

RESOLUTION

4-2018 A Resolution of the City of Orange Township Historic Preservation Commission granting Certificate of Appropriateness for 512 South Jefferson Street, Block 6004, Lot 10, to add a dormer to the left side of the roof and to add a front yard driveway, and landscaping

**Motion: Commissioner Bruce Meyer Second: Commissioner Kathy Dowd
(Commissioners Matthews, Simmons, and Velez were not in attendance and cannot vote)**

Roll Call Vote

	<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"/>				

Motion passed.

OTHER BUSINESS

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

- 588 Seven Oaks Road, Block 5301, Lot 11 – Roof replacement with like materials
- 615 Beach Street, Block 6108, Lot 3 – Roof replacement with like materials
- CBRE Section 106 Public Outreach – 475 South Jefferson Street, Orange, N.J. (proposed collocation of antennas on an existing 107-foot multi-tenant residential building along with installation of ancillary equipment). **Secretary Lanier informed the Commission that this is a proposal to place antennas on an existing roof. It is the recommendation of the Commission to send a letter to the Building Department to the attention of the Construction Official to have an engineer certify that the building's roof can handle all the boxes/antennas. Thereafter, the Commission would like to be provided with final details.**
- Library – cataloging documents - **Commissioner Wells advised that she was part of the Library Board and there are significant historical materials in the library basement. She expressed concern that the part-time interim librarian may not be aware of it or may not know how to preserve these historical documents. She strongly recommends to the Commission something be done to preserve the historical materials before they are no longer available.**

PENDING BUSINESS

- HPC Brochure – **Secretary Lanier reminded the Commission that she was able to obtain the \$500.00 grant, but a writer is needed to bring the brochure to life. Furthermore, Secretary Lanier advised the Commission that the City of Orange Township is having a Community Day on April 28, 2018 and would like the Commission to be represented and provide information to the community.**
- Website – **Secretary Lanier informed the Commission that the City Council has a new website which is <http://orangetwpnjcc.org> and she can designate a section for the HPC, but will need materials to incorporate.**
- Design Guidelines – **Secretary Lanier confirmed that the Design Guidelines can be incorporated in the City Council's website under HPC.**

Secretary Lanier inquired to the Commission about the new Wawa coming to Main Street at the Orange Commons. Does the development of a Wawa at the Orange Commons ever have to come before the HPC? She was informed that Chris Hartwyk advised the developer.

The Commissioners discussed the new DCA guidelines. Secretary Lanier suggested that the Commission request from Janine Bauer, Esq. a legal opinion as to how to proceed with the new guidelines.

Adjourn Meeting:

Motion to Adjourn: Commissioner Karen Wells Second: Commissioner Bruce Meyer

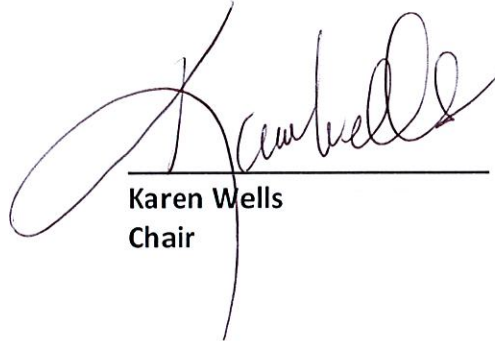
Adjournment Time: 9:18 p.m.

Next Regular Meeting is scheduled for Wednesday, April 18, 2018 at 7:30 p.m. at City Hall Council Chamber, 4th floor, Orange, N.J.

Approved:



Madeline Smith
Acting Secretary


Karen Wells
Chair