

City of Orange Township
Historic Preservation Commission Meeting Minutes

May 16, 2018

The Acting 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, May 16, 2018 at 7:30 p.m.

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

ROLL CALL

Present:

Commissioner Kathy Dowd
Commissioner Jody Leight
Commissioner Bruce Meyer
Commissioner Janice Morrell
Commissioner Troy Simmons
Commissioner Karen Wells

Also Present: Madeline Smith, Acting Secretary
Edward Lloyd, Attorney
Shawna Ebanks, Nishuane Group
Richard Wolff, Zoning Officer

Absent: Commissioner Keith Carroll
Commissioner Brandon Matthews
Commissioner Yolanda Silverio
Commissioner Abdiel Velez

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

• **March 29, 2018 Meeting**

Motion: Commissioner Jody Leight **Second:** Commissioner Kathy Dowd
(Commissioners Carroll, and Silverio 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.

- **April 18, 2018 Meeting**

**Motion: Commissioner Jody Leight Second: Commissioner Janice Morrell
(Commissioners Silverio, Simmons 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 – 145-147 Main Street, Orange, N.J.
(McDonalds) - Carry Over (New Plans submitted)**

Joe Sparone from Dynamic Engineering and Freddie Walsh appeared. This application was heard before the Commission back in February 21, 2018. The Commission asked the applicant to come back with different renditions.

New plans with a redesigned building incorporating the recommendations of the Commission was distributed. Several Commissioners expressed concern about the drive thru circulation and exiting the drive thru. Mr. Sparone advised that a traffic study was conducted. The entrance would be on Main Street and exiting would be on either Park Street or Main Street. Mr. Sparone advised that a side-by-side drive thru should alleviate traffic coming into the McDonalds.

Commissioner Simmons inquired who will be up keeping the landscape. Mr. Sparone advised that the owner/operator will be responsible. Mr. Sparone informed the Commission that they worked with the City Planner to incorporate what other businesses in the area were doing.

Motion to accept the new plans as presented and presentation.

Motion: Commissioner Bruce Meyer

Second: Commissioner Kathy Dowd

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.

**B. Certificate of Appropriateness Application – 164 Main Street, Orange, N.J.
(Demolition of the Building - Orange Commons Urban Renewal)**

Rich Dunn with Paramount Assets appeared and advised that they are the redeveloper for 164 Main Street – the Orange Commons location. A redevelopment plan is in the works for the location with many possibilities. They have meet with the public to see how to best use the 1.5-acre property, which was built in 1980. They would like approval to start the process of a redevelopment and demolish the building. Photos of the current property site was distributed to the Commission. Goal is to start the process of redevelopment. A possibility is a Wawa full service. Other possibilities include reconstructing building for national retail use and a regional laundromat. Commercial plan may demolish ½ of the building, but Wawa would use the whole property. They will be going before the Planning Board with the Wawa application.

Motion to accept the application to move forward with the demolition because property does not have any historic value and request that applicant come back to the Commission with proposal new structure.

Motion: Commissioner Bruce Meyer

Second: Commissioner Kathy Dowd

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.

C. Certificate of Appropriateness Application – 179 Tremont Avenue, Orange, N.J. (Demolition of the Building – Fire Damage)

Authority Ugbenin appeared and advised that the building was badly damaged by fire. They would like to rebuild the building and is inquiring about what materials, colors and roof must be used.

Commissioner Simmons confirmed house was gutted by fire. Owner would like to rebuild with like-kind materials and advised building is unsalvageable. Commissioner Meyer inquired as to what inspection was done to confirm the building is unsalvageable. Commissioner Simmons recommended that the owner hire a certified structural engineer and then come back to the Commission.

No vote was taken on this application.

D. Certificate of Appropriateness Application – 301 Main Street, Orange, NJ (Carry Over Windows and front façade) – Carry Over

Mr. Milton Sonnenberg, Senior Property and Risk Manager for ACHS Management Corp., and Mr. Jack Cohen, appeared. They testified that existing windows cannot be repaired. The Commission’s concern is that windows be as close to the windows being replaced. Commissioner Simmons expressed concern about losing the lighting. Mr. Stelios Banagos, a contractor, also appeared and described in detail the improvements they proposed.

Commissioner Simmons requested them to come back or submit design for windows for consideration and approval.

Motion to approve exterior renovations, repairs, and repointing, except for the windows. The applicant must return or submit design for windows for approval.

Motion: Commissioner Bruce Meyer Second: Commissioner Troy Simmons

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.

RESOLUTION

6-2018 A Resolution of the City of Orange Township Historic Preservation Commission granting a limited Certificate of Appropriateness for 309 Main Street, Block 2001/Lot 40, to power was the building, repoint the brick and mortar and repair any cracks that are located in the front of the building.

Motion: Commissioner Karen Wells Second: Commissioner Kathy Dowd

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.

Roll Call Vote

OTHER BUSINESS

A. ZONING OFFICER APPROVAL

- 408 Hillside Avenue, Orange, New Jersey
(Installing solar panels that will not be visible from the front of the home)

Acting Secretary Smith read into the Minutes that the Zoning Officer has approved the application since they are installing solar panels that will not be visible from the front of the home.

The Commission reviewed the photos of the proposed solar panels to be installed.

PENDING BUSINESS

- HPC Brochure – Grant – development of the content.

The Commissioners briefly discussed the brochure. Commissioner Wells acknowledged that she will take responsibility and distribute content to all Commissioners.

Motion to Adjourn:


Motion: Commissioner Karen Wells **Second:** Commissioner Bruce Meyer

Roll Call Vote

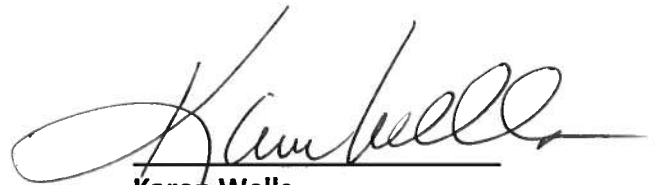
	<u>Yea</u>	<u>Nay</u>	<u>Abstained</u>	<u>Absent</u>	<u>NP</u>
Commissioner Keith Carroll				<input checked="" type="checkbox"/>	
Commissioner Kathy Dowd	<input checked="" type="checkbox"/>				
Commissioner Jody Leight	<input checked="" type="checkbox"/>				
Commissioner Brandon Matthews				<input checked="" 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"/>				

Adjournment Time: 9:20 p.m.

Approved:



Joyce Lanier
Secretary



Karen Wells
Chair