

City of Orange Township
Historic Preservation Commission Meeting Minutes

May 17, 2017

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, May 17, 2017 at 7:35 PM.

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
Commissioner Karen Wells

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

Absent: Commissioner Janice Morrell
Commissioner Yolanda Silverio

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

NEW BUSINESS

- A. Resolution 8-2017 – A RESOLUTION ESTABLISHING A DESIGN REVIEW COMMITTEE (DRC) TO SERVE AS A SUBCOMITTEE TO THE HISTORIC PRESERVATION COMMISSION. **WITHDRAWN**

- B. Resolution 9-2017 – A RESOLUTION OF THE CITY OF ORANGE TOWNSHIP HISTORIC PRESERVATION COMMISSION GRANTING CERTIFICATE OF APPROPRIATENESS TO THE ARC OF ESSEX COUNTY, INC., FOR BLOCK 5301, LOT 12 FOR FRONT AND REAR WALKWAY, REPLACEMENT OF WINDOW ON THE FRONT FASCIA SIDE OF PROPERTY AND NEW RAILING ON NEW WALKWAY (576 SEVEN OAKS ROAD)

Commissioner Simmons was not present during the meeting for this resolutions so he could not vote.

Motion: Commissioner Kathy Dowd

Second: Commissioner Keith Carroll

	<u>Yea</u>	<u>Nay</u>	<u>Abstained</u>	<u>Absent</u>	<u>NPLM</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"/>				

C. Resolution 10-2017 – A RESOLUTION OF THE CITY OF ORANGE TOWNSHIP HISTORIC PRESERVATION COMMISSION GRANTING CERTIFICATE OF APPROPRIATENESS TO WALTER LALVAY AND JAIME MOROCHO FOR BLOCK 5903, LOT 22 FOR REPLACEMENT OF ROOF AND SIDING (463 HILLSIDE AVENUE)

During the meeting concerning this resolution, Commissioner Troy Simmons voted no.

Motion: Commissioner Bruce Meyer

Second: Commissioner Keith Carroll

	<u>Yea</u>	<u>Nay</u>	<u>Abstained</u>	<u>Absent</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"/>			

D. Resolution 11-2017 – 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 (664 VALLEY STREET)

During the meeting concerning this resolution, Commissioner Yolanda Silverio was absent but she is also absent at this meeting.

Motion: Commissioner Jody Leight

Second: Commissioner Kathy Dowd

	<u>Yea</u>	<u>Nay</u>	<u>Abstained</u>	<u>Absent</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"/>

	<u>Yea</u>	<u>Nay</u>	<u>Abstained</u>	<u>Absent</u>
Commissioner Troy Simmons	<input checked="" type="checkbox"/>			
Commissioner Abdiel Velez	<input checked="" type="checkbox"/>			
Commissioner Karen Wells	<input checked="" type="checkbox"/>			

- E. Resolution 12-2017 – A RESOLUTION OF THE CITY OF ORANGE TOWNSHIP HISTORIC PRESERVATION COMMISSION GRANTING CERTIFICATE OF APPROPRIATENESS TO ANGEL L. LOZADA FOR BLOCK 5302, LOT 7 FOR REPLACEMENT OF ROOF ((256 HIGHLAND AVENUE)

During the meeting concerning this resolution, Commissioner Yolanda Silverio was absent but she is also absent at this meeting.

Motion: Commissioner Abdiel Velez

Second: Commissioner Kathy Dowd

	<u>Yea</u>	<u>Nay</u>	<u>Abstained</u>	<u>Absent</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"/>			

- F. Resolution 13-2017 – A RESOLUTION OF THE CITY OF ORANGE TOWNSHIP HISTORIC PRESERVATION COMMISSION GRANTING CERTIFICATE OF APPROPRIATENESS TO COMMUNITY ASSET PRESERVATION CORP., FOR BLOCK 4103, LOT 28 FOR REPLACEMENT OF ROTTED PORCH COLUMNS, DECKING, POSTS AND WINDOW REPLACEMENT (489 CONOVER TERRACE)

Motion: Commissioner Keith Carroll

Second: Commissioner Bruce Meyer

	<u>Yea</u>	<u>Nay</u>	<u>Abstained</u>	<u>Absent</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"/>			

- G. Resolution 14-2017 – A RESOLUTION OF THE CITY OF ORANGE TOWNSHIP HISTORIC PRESERVATION COMMISSION GRANTING CERTIFICATE OF APPROPRIATENESS TO DANBAR AUGUSTUS, FOR BLOCK 6801, LOT 2 TO REMOVE ASPHALT SHINGLES FROM ROOF AND WOOD SHAKES, INSTALL NEW ROOF AND NEW WOOD SHAKES DUE TO LEAK (330 HEYWOOD AVENUE)

Motion: Commissioner Kathy Dowd

Second: Commissioner Abdiel Velez

	<u>Yea</u>	<u>Nay</u>	<u>Abstained</u>	<u>Absent</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"/>			

H. Resolution 15-2017 – A RESOLUTION OF THE CITY OF ORANGE TOWNSHIP HISTORIC PRESERVATION COMMISSION GRANTING CERTIFICATE OF APPROPRIATENESS TO JOSE CHAURA, FOR BLOCK 2602, LOT 4 TO REMOVE OLD SIDING AND REPLACE WITH VINYL SIDING, TO REPLACE AND REPAIR THE ROOF, AND REPLACE FRONT WINDOW (56 BELL STREET)

Motion: Commissioner Jody Leight

Second: Commissioner Kathy Dowd

	<u>Yea</u>	<u>Nay</u>	<u>Abstained</u>	<u>Absent</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. Resolution 16-2017 – A RESOLUTION OF THE CITY OF ORANGE TOWNSHIP HISTORIC PRESERVATION COMMISSION GRANTING CERTIFICATE OF APPROPRIATENESS TO DAVID TSEITIN, FOR BLOCK 2301, LOT 39 TO REMOVE AND REPLACE A RETAINING WALL (495 MAIN STREET)

Motion: Commissioner Brandon Matthews

Second: Commissioner Abdiel Velez

	<u>Yea</u>	<u>Nay</u>	<u>Abstained</u>	<u>Absent</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"/>			

J. Certificate of Appropriateness Application – 348 Main Street – Library Mural

Carry over from last meeting – Unconditional Approval

The Secretary announced that this application was a carry-over from the meeting on ----, and the new application was made available. A representative from the library was present to answer any questions from the Commission. Ms. Julie Martini who works for Valley Arts was prepared to answer questions. Commissioner Bruce Meyer inquired why the Commission could not have a simple diagram for what the project is and that he was unaware that this was a petition only for the mural. Ms. Martini stated that this petition only covers the Mural and she doesn't know the plans for the rest of the area. She believes they are thinking of making plans to make the outside area a relaxing environment for children to play and adults to read and enjoy the outdoors. Commissioner Brandon Matthews inquired about the photo in the packet with the square drawn on it, and whether or not that was the location that she was speaking of. Ms. Martini explained, that was the location, but was not sure if the square represented the exact approximation. There is a rendering of the Mural in the package and they will try to keep this particular aspect ratio, this width and length. They will have someone come measure and use grommets to attach the mural as it will not be painted on the wall. The firm, Custom Sign Source will manufacture the sign out of the most appropriate material, which is probably a vinyl, then use grommets and do the installations. The mural will not come down to the ground, it will be printed and can be replaced. Commissioner Brandon Matthews asked if the vinyl could easily be vandalized. Ms. Martini explained that a part of the installation will replace lighting which they are hoping will deter vandalism. Commissioner Wells stated other murals have not been vandalized, but Commissioner Leight stated the mural on Valley was badly vandalized. Commissioner Simmons requested that the overall project be presented at one time to make a better judgement. The goal is not to become just another mural on the building and that it can be reproduced. The Commission would like to see the full master plan. Commissioner Dowd thought we were really focusing on the mural. Commissioner Velez inquired about the lighting at night and Ms. Martini replied that there will be light at night and it would be more than one installed. On the motion, Attorney Bauer directed Ms. Martini to Secretary, Joyce Lanier's office (The City Clerk's Office) to acquire the Principals of Preservation, and Design Guidelines after three days. The Commission offered help to make the project successful.

Motion: Commissioner Troy Simmons

Second: Commissioner Jody Leight

	<u>Yea</u>	<u>Nay</u>	<u>Abstained</u>	<u>Absent</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"/>			

K. Certificate of Appropriateness Application – 237 Ivy Court

Domenick Trezza made application on April 25, 2017 on behalf of Keystone Properties, LLC to install replacement windows which are currently a mixture of vinyl and metal. Wood windows and all the casings are vinyl replacing with vinyl. Andrew Davlourous (representative) stated this

is a single family home and he will replace the existing window with no change to the opening size just the style. He provided a packet with photos to show the five different styles of windows that exist. Pointing to the East Elevation where the prior owner had pieced together two windows on the Juliet Balcony to fill in the door opening and they want the door back in place. Commissioner Simmons asked if the overall goal was to restore the house and that he could get him the original plans (exterior and interior) if he wanted. Mr. Davlourous confirmed he was restoring, he would like the plans, and they have already begun restoring things that didn't require permission from this board. Commissioner Simmons said he should consider wood clad or venere composite. Mr. Davlourous stated the porch will remain the same. Secretary, Joyce Lanier advised Mr. Davlourous to go to the City Clerk's office in three days for information requested.

Motion: Commissioner Bruce Meyer

Second: Commissioner Kathy Dowd

	<u>Yea</u>	<u>Nay</u>	<u>Abstained</u>	<u>Absent</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"/>			

L. APPROVAL OF MEETING MINUTES

April 19, 2017 Meeting

Motion to Adopt: Commissioner Brandon Matthews Second: Commissioner Kathy Dowd

Adopted by unanimous vote

PENDING BUSINESS/FURTHER DISCUSSION

Secretary, Joyce Lanier addressed the Zoning Officer, Richard Wolff concerning the gentleman who came in front of the Commission at the April 19, 2017 meeting in regards to the corner property of 664 Valley Street. Secretary, Joyce Lanier reminded the board that she had sent each of them an e-mail in regards to the exterior of this property and the deck. At the time this came before the Commission, no one was aware that this was a corner property. He wants to open the back of the deck and Attorney Bauer's thoughts were that he didn't need to come before the Commission again to get approval for this. Mr. Wolff has not seen the plans and would like to see them before making comments.

Attorney Bauer stated that the Board of Education should be discussed. The Secretary stated that at the Facilities meeting, the State said they would forward their portion of the plans to her. The Board offered a second version, and all agreed it was better. They will not demolish the house but somewhat fence it in, board it up, and put parking spaces around it. It was stated that the Commission should wait until they receive the entire plan to make any decision because the State had agreed to update their drawings and include the Architects plans for it across the street all in to one Master plan. The State has its own plans based solely on the buildings and the Architect for the Board of Education has a completely separate plan which includes parking on site, across the street and around the housing there. Attorney

Bauer wants to know the boundaries of the site plans. Secretary, Joyce Lanier stated that, her understanding from the meeting was, the District Architect was responsible for the parking lot, and the State has nothing to do with it. The Commission have the District's plan but do not have the State's plan for across the street. Attorney Bauer suggested the Commission write a letter to memorialize their understanding of what composite plan will be drawn up and provided because there has been a lot of misunderstandings. She wants a draft from someone who attended the meeting and she will complete the letter. Commissioner Troy Simmons inquired if anyone at the meeting knew if there were discussions about using 286 Clarendon for Administrative Offices because the Commission agreed that boarding up the house was not a good plan. Commissioner Troy Simmons affirmed a letter will be drafted and then a meeting needs to be arranged to discuss the Clarendon property.

Secretary, Joyce Lanier stated the guidelines does not require one to replace anything that is not already there with any other material which already exists, this is in regards to 237 Ivy Court. Commissioner Troy Simmons stated that we need not rush to decisions. Attorney Janine Bauer reiterated the specifics of the case. She also spoke to the Commissioners on how to speak up about a case before the motion as in Robert's Rules. Secretary, Joyce Lanier gave a few pointers from Robert's Rules so that all Commissioners were on the same page and understand the correct voting process. Attorney Janine Bauer will create a one pager on Robert's Rules and Guidelines via e-mail for the next meeting. Secretary Joyce Lanier stated there was an ordinance on first reading that the Business Administrator, Chris Hartwyk withdrew because he wanted to speak to the Nishuane Group further to get more details and clarification, and the ordinance is not moving. Shawna Ebanks of Nishuane Group was unaware of the issues that the Business Administrator had and she doesn't believe there will be changes made to the Master Plan. Commissioner Troy Simmons asked Shawna Eubanks about redevelopment and how the Historic Preservation can be included in these processes as they could add to redevelopment.

Attorney Janine Bauer stated she will have the Resolution for the Education Committee ready for the next meeting. She wanted to get the volunteers which Commissioner Karen Wells, Troy Simmons, and Keith Carrol all volunteered with Commissioner Abdiel Velez and Commissioner Brandon Matthews as alternates.

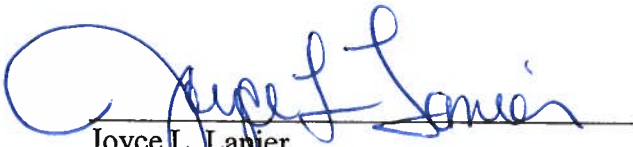
OTHER BUSINESS


ADJOURN MEETING:

Motion to Adjourn: Commissioner Karen Wells

Second: Commissioner Keith Carroll

Adjournment Time: 9:06PM


Joyce L. Lanier
Secretary


Troy Simmons
Co-Chair

