

City of Orange Township
Historic Preservation Commission Meeting Minutes

June 20, 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, June 20, 2018 at 7:42 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 Janice Morrell
Commissioner Abdiel Velez
Commissioner Karen Wells

Also Present: Joyce L. Lanier, Secretary
Janine Bauer, Attorney arrived at 7:43 p.m.
Shawna Ebanks, Nishuane Group
Richard Wolff, Zoning Officer

Absent: Commissioner Bruce Meyer
Commissioner Troy Simmons

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

- **May 16, 2018 Meeting**
(Commissioners Carroll, Matthews and Velez were not in attendance and cannot vote.)

Motion: Commissioner Karen Wells

Second: Commissioner Jody Leight

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 failed. Postpone to next meeting of July 18, 2018.

NEW BUSINESS

- A. Certificate of Appropriateness Application – 179 Tremont Avenue, Orange, N.J.
(Demolition of the Building – Fire Damage – Carry over – New Plans)**

Mr. Authority Ugbenin appeared and advised that after appearing before the Commission he obtained an architect and was advised that there is no need to demolish the home. His architect Buckman Architectural Group, P.A. has advised that only 35% of the structural elements needed to be replaced. Mr. Ugbenin agreed to restore the home as it was before the fire.

Commissioner Matthews suggested and Mr. Ugbenin agreed to use wood or wood composite for the soffits and fascia boards and area under the soffits because that type of material would accommodate the gutters and leaders which need to be affixed to them and the flashing.

Since all the windows in the entire house were broken during the fire and given the cost of replacing all the windows with wood, the Commission asked Mr. Ugbenin to use vinyl replacement windows that are framed and clad in aluminum. The roof will be replaced with asphalt shingles.

Lastly, the Commission required that all other features of the home’s exterior remain the same as before the fire, which is what the architect’s plans show, and the Commission reiterated that the plans were approved and that this is what must be built, from an exterior perspective.

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 approved.

RESOLUTION

7-2018 A Resolution of the City of Orange Township Historic Preservation Commission granting demolition of the structures at 145-147 Main Street (Block 1801, Lots 1 and 25), and construction of a McDonald’s restaurant and drive through with an entrance on Main Street and exits on Main Street and Park Avenue, additional parking, landscaping and other streetscape improvements.

**Motion: Commissioner Jody Leight Second: Commissioner Kathy Dowd
(Commissioners Carroll, Matthews 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 approved.

8-2018 A Resolution of the City of Orange Township Historic Preservation Commission Granting Certificate of Appropriateness for demolition of the Structure at 164 Main Street (Block 2903, Lot 1).

**Motion: Commissioner Jody Leight Second: Commissioner Kathy Dowd
(Commissioners Carroll, Matthews 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 approved.

9-2018 A Resolution of the City of Orange Township Historic Preservation Commission Granting Certificate of Appropriateness for 301 Main Street, Block 66, Lot 39, for various repairs and replacements in kind to façade and to submit plan for new windows on front and side facade to match the design and number of lights in existing windows.

**Motion: Commissioner Jody Leight Second: Commissioner Janice Morrell
(Commissioners Carroll, Matthews 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 approved.

OTHER BUSINESS

A. ZONING OFFICER APPROVAL

- 255 Stirling Avenue, Orange, New Jersey
(Installation of a new 6 foot vinyl fence in the rear of the house that will not be visible from the front of the home) **Secretary Lanier read into the Minutes that the Zoning Officer issued an administrative approval for the installation of a fence at the rear of the home that is not visible from the front of the home.**

PENDING BUSINESS


- HPC Brochure – Grant – development of the content. **Secretary Lanier advised that the Commissioners were still working on the HPC brochure.**
- **Master Plan will be discussed at the next week. The Planning Board with the Council are having a joint meeting on July 9, 2018.**
- **Attorney Bauer advised that the HPC should have a meeting before the Planning Board Meeting. Meeting was scheduled for June 28, 2018 at 6 p.m. to have a work session to discuss Historic Preservation Commission.**

Motion to Adjourn: Commissioner Kathy Dowd Second: Commissioner Janice Morrell

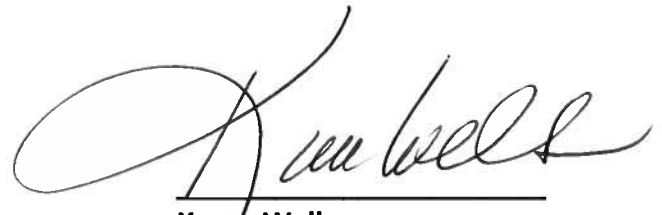
	<u>Yea</u>	<u>Nay</u>	<u>Abstained</u>	<u>Absent</u>	<u>NP</u>
Commissioner Keith Carroll	<input checked="" type="checkbox"/>				
Commissioner Kathy Dowd	<input checked="" type="checkbox"/>				
Commissioner Jody Leight	<input checked="" type="checkbox"/>				
Commissioner Brandon Matthews	<input checked="" 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: 8:20 p.m.

Approved:



Joyce Lanier
Secretary



Karen Wells
Chair

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