

City of Orange Township
Historic Preservation Commission Meeting Minutes

November 3, 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 Friday, November 3, 2017 at 7:31 p.m.

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

ROLL CALL

Present: Commissioner Keith Carroll arrived at 7:36 p.m.
Commissioner Kathy Dowd
Commissioner Jody Leight
Commissioner Bruce Meyer
Commissioner Janice Morrell arrived at 7:40 p.m.
Commissioner Troy Simmons

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

Absent: Commissioner Brandon Matthews
Commissioner Yolanda Silverio
Commissioner Abdiel Velez
Commissioner Karen Wells
Shawna Ebanks, Nishuane Group

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 January 26, 2017 posted on the Bulletin Board in City Hall and the Office of the City Clerk.

NEW BUSINESS

A. Certificate of Appropriateness Application – 255 Stirling Avenue, Orange NJ (Add exterior front porch, new roof, remove chimney, new concrete walkway, new steps and a short retaining wall (22-1/2 inches)

Motion to move on to the next application. Applicant not present yet.

Motion: Commissioner Simmons Second: Commissioner Dowd

Motion approved.

**B. Certificate of Appropriateness Application 566 McChesney Street, Orange, NJ
(Replacing front porch and stairs)**

Motion to move on to the next application. Applicant not present yet.

Motion: Commissioner Simmons Second: Commissioner Leight

Motion approved.

OTHER BUSINESS

A. ZONING OFFICER APPROVAL

- **214 Elmwynd Drive** – Replacement of existing roof with like-kind materials (asphalt shingles and style) – no altering or deviating from existing appearance or style.
- **273 Highland Avenue** – Replacement of roof – Roof is damaged and leaking causing interior damage. Replacing roof with like-kind materials.

B. DESIGN GUIDELINES – Condense more concise version

Secretary Lanier stated that she doesn't think they are ready to move on to design and guidelines.

Attorney Bauer stated that she had suggested a subcommittee be formed to make the Design Guidelines form a one page/two sided document with the dos and don'ts.

Commissioner Simmons stated that a subcommittee was formed with Commissioners Leight, Matthews and Wells, and himself. They would like to create an updated Design Guidelines form one page/two sided document with bullet points and advising applicants to call if they have a question. An updated Design Guidelines should be finalized before Thanksgiving and should be approved in the December OHPC meeting.

Secretary Lanier advised that Design Guidelines will be moved to the December meeting and Commissioner Simmons advised that a draft updated Design Guidelines will be distributed before the meeting.

NEW BUSINESS

A. Certificate of Appropriateness Application – 255 Stirling Avenue, Orange NJ (Add exterior front porch, new roof, remove chimney, new concrete walkway, new steps and a short retaining wall (22-1/2 inches))

Contractor David Pali appeared and advised that he is the contractor who will be working on the 255 Stirling Avenue property doing a porch and changing the steps. He doesn't know who previously worked on the roof, but shingles were added on top of the original slate roof with adhesive and now they are falling apart. In addition, the original slate roof seems to be all there

and in pretty good shape but has some tar. He will use degreaser to remove the shingles. In the event that the roof is in really bad shape, then he may have to remove the whole roof. For the porch, he advised that the homeowners contracted him to pressure treat the porch and frame it with sauna tubes and trex decking. He will match the roof if he can preserve the slate roof. He further advised that he has worked with slate before and slate material is still available for purchase. The porch will be extended 10 feet and the steps will be changed to accommodate the porch extension. The materials being used is pressure treated lumber with trex decking. The chimney will also be torn down and eliminated.

Motion to approve the application to construct a front porch together with pressure treated lumber together with trex decking and wood steps and to have a slate roof on the porch to match the slate roof which will be restored on the house itself to the extent that is possible which the contractor says he believes it is possible in accordance with the architect plan the plan being A1.

Motion: Commissioner Meyers

Second: Commissioner Carroll

	<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 is approved.

Lastly, Contractor Pali asked if the is not able to restore slate roof will he have to come back to an OHPC meeting. Furthermore, he advised that if he is not able to restore the slate roof he will consider putting asphalt shingles since its 26,000 square feet since replacing with slate will be extremely expensive.

Commissioner Simmons advised that if he cannot restore the existing slate roof he should come back before the OHPC.

B. Certificate of Appropriateness Application 566 McChesney Street, Orange, NJ (Replacing front porch and stairs)

Christina Guthrie appeared and advised that she would like to repair and replace the front porch. The stairs are concrete and the rest is all wood. She would like to enclose the skirt underneath the stairs, but wants to keep the concrete and repair and paint it.

Commissioner Simmons suggested that she not close the porch but instead frame with lattice where she can get access to it. The porch roof will be replaced with asphalt shingles with in-kind materials.

Motion to approve the second hearing of the application as it relates to the restoration of the porch and the roof of the porch in accordance with the plan of the front façade by Green Stories LLC dated November 3, 2017. Based on the representations of Ms. Guthrie that the roof is flat, it will be asphalt shingles and that lattice work will be put on the bottom portion of the porch so that it can be accessible. Otherwise, to approve the application per plan.

Motion: Commissioner Simmons

Second: Commissioner Carroll

	<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 is approved.

VII PENDING BUSINESS

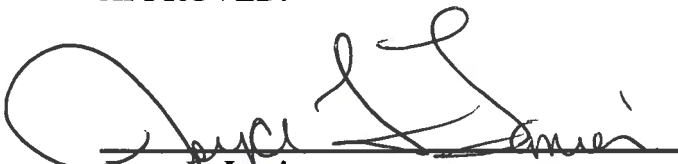
Jean the hat guy from 641 Lincoln Avenue is interested in becoming a part of the commission.

Adjourn Meeting:

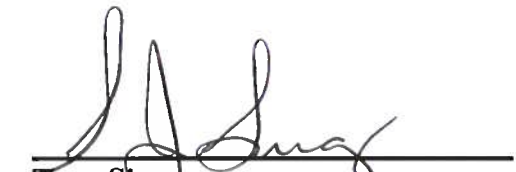
**Motion to Adjourn: Commissioner Carroll Second: Commissioner Dowd
Adjournment Time: 8:03 p.m.**

Next Regular Meeting is scheduled for Wednesday, November 29, 2017 at 7:30 PM at City Hall Council Chambers, 4th floor, Orange.

APPROVED:



Joyce D. Lanier
Secretary



Troy Simmons
Acting Chair