

***City of Orange Township
Historic Preservation Commission Meeting Minutes***

September 18, 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, September 18, 2018 at 7:40 p.m.

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

ROLL CALL

Present: Commissioner Keith Carrol
Commissioner Kathy Dowd
Commissioner Jody Leight
Commissioner Janice Morrell arrived at 7:59 p.m.
Commissioner Troy Simmons
Commissioner Karen Wells

Also Present: Joyce L. Lanier, Secretary
Janine Bauer, Attorney

Absent: Commissioner Brandon Matthews
Commissioner Bruce Meyer
Commissioner Abdiel Velez

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 4, 2018 posted on the Bulletin Board in City Hall and the Office of the City Clerk.

MEETING MINUTES

- None

NEW BUSINESS

- None

RESOLUTION

- None

PENDING BUSINESS

- HPC Brochure – Grant.

The Secretary provided the Commissioners with an update on the HPC brochure. She advised that there were some changes made, explained the changes and confirmed that the brochure is close to being finalized once it is approved by the HPC. HPC Commissioners approved the draft of the new HPC brochure.

The Secretary informed the Commissioners that there has been discussion to appoint Commissioner Simmons as the Chair and Commissioner Wells as the Vice Chair. Commissioner Karen Wells encouraged the other Commissioners to consider becoming the Vice Chair.

Motion to appoint Commissioner Troy Simmons as the Chair for the Historic Preservation Commission. Commissioner Jody Leight Second: Commissioner Karen Wells

Roll Call Vote

	<u>Yea</u>	<u>Nay</u>	<u>Abstained</u>	<u>Absent</u>	<u>NP</u>
Commissioner Keith Carrol	<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.

Motion to appoint Commissioner Keith Carrol as the Vice Chair for the Historic Preservation Commission. Commissioner Jody Leight Second: Commissioner Kathy Dowd

Roll Call Vote

	<u>Yea</u>	<u>Nay</u>	<u>Abstained</u>	<u>Absent</u>	<u>NP</u>
Commissioner Keith Carrol	<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.

The Secretary advised that the new Chair of the HPC is Commissioner Troy Simmons and the new Vice Chair of the HPC is Commissioner Keith Carrol.

OTHER BUSINESS

1. **Joint Meeting – Master Plan – Saturday, September 22, 2018**
 Walter G. Alexander, 107 Wilson Place
 9:00 a.m. - 12:00 p.m.

- The Secretary confirmed that the Joint Meeting for the Master Plan scheduled for September 22, 2018 will include a discussion with representatives of the Planning Board, Zoning Board, Historic Preservation, Municipal Council, Board of Education and Housing Development.
- The Business Administrator is responsible for providing an agenda for the meeting.
- The Commissioners discussed preparation for the meeting. Commissioner Simmons would like to express the importance of timely notification of applications for development to the HPC and a follow-up procedure. The Secretary suggested to the HPC that a quarterly meeting with all the boards be considered as a follow-up procedure. In addition, the HPC should inquire as to what is the HPC's role in the Master Plan.
- The HPC Commission expressed their interest in having a HPC Commissioner appointed to the Planning Board to improve communication between the HPC and the Planning Board.
- Attorney Bauer suggested the HPC provide (1) tracked changes to the HPC elements of the Master Plan, and (2) request that when a vacant seat is available on the Planning Board it be assigned to an HPC Commissioner to ensure coordination and communication between the boards.
- Attorney Bauer will review language in the HPC element of the draft Master Plan to confirm that it is consistent with the HPC Ordinance that the Municipal Council has supported and make edits to assure conformity. Any changes will be sent to the HPC commissioners for review and/or comment and to the Planner, Shawna Ebanks.
- The HPC Commissioners will review edits to the language of the HPC element of the draft Master Plan and work to seek a seat on the Planning Board.
- Commissioner Morrell suggested that the HPC ask the Planner what can we do to be supportive of their efforts to the extent that changes to the zones are not made until the Nishuane Group has completed its work on the Master Plan.

2. Highland Avenue Train Station

- A discussion was made about the NJ Transit's attempt to meet with the City of Orange Township regarding their studies on the Highland Avenue Train Station and the lack of funding and planning.

3. Main Street – An Area in Need of Redevelopment Investigation with Condemnation (Study)

- The HPC requested information about the Area In Need of Redevelopment investigation study for Main Street. Attorney Bauer explained to the HPC how an area in need of redevelopment study is developed under the Local Redevelopment Housing Law. Attorney Bauer explained that if the Main Street study area is determined to be an area in need of redevelopment, a redevelopment plan will likely follow. A redevelopment plan may supersede existing zoning in that area, or it may not. The end result of adopting a redevelopment plan, should that occur, is that developers will submit applications to the Planning Board for developments that may not need variances or waivers, because the proposed development will have been accommodated in advance of the application through the adoption of certain development criteria in the redevelopment plan. The study to determine whether the area is in need of redevelopment is the first step in the redevelopment process.

- . The HPC discussed some of the historical properties in the study area. The HPC will conduct a walking tour to look at the properties and request that the historic properties be identified in the study. Attorney Bauer advised the HPC that they should inquire if the redevelopment plan, when one is written, will include condemnation power, or not.

Adjourn Meeting:

Motion to Adjourn: Commissioner Troy Simmons

Second: Commissioner Kathy Dowd

Adjournment Time: 9:14 p.m.

Next Regular Meeting is scheduled for Wednesday, October 17, 2018 at 7:30 p.m. at City Hall Council Chamber, 4th floor, Orange, N.J.

APPROVED:

Joyce L. Lanier
Secretary

Troy Simmons
Chair