

City of Orange Township
Historic Preservation Commission Meeting Minutes

January 16, 2019

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, January 16, 2019 at 7:37 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 arrived 7:55 p.m.
Commissioner Troy Simmons
Commissioner Abdiel Velez

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

Absent: Commissioner Karen Wells
Shawna Ebanks, Nishuane Group

The Secretary stated 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 December 28, 2019 and posted on the Bulletin Board in City Hall and filed in the Office of the City Clerk.

MEETING MINUTES

- **November 28, 2018 Meeting**

Motion: Commissioner Troy Simmons **Second:** Commissioner Jody Leight
(Commissioners Matthews, Morrell 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 Janice Morrell				<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 – 447 Hillside Avenue, Orange, N.J.
(Installed vinyl siding)**

- The owner Diana Plaza appeared and advised that she purchased her home in September 2018. She applied for a temporary Certificate of Occupancy on August 9, 2018 and the inspection report confirmed that the home would need exterior repair siding. In September 2018, the Zoning Officer visited the home to confirm that the property was a legal two family home. In addition, she obtained a property card for the property and nowhere in the deed, nor any one from the City ever advised her that the property was located in a historic district.
- In October 2018, Ms. Plaza advised that she obtained a demolition permit from the City and as she is now aware per the HPC guidelines, her demolition permit was approved by the City but not the HPC.
- Ms. Plaza advised that she was informed by her contractor that a permit was not required to install siding; therefore, vinyl siding and new windows were installed. Unfortunately, the contractor did not acquire a permit to install the windows which is a requirement.
- The HPC agreed the vinyl siding could be installed because it was appropriate to contain the asbestos shingle sheathing over the exterior walls. The HPC requested from Ms. Plaza to put the scallop trim back on the front of the house, as well as, in the rear (where it was installed) and she agreed to do so. The HPC further asked her to re-install the transom type window opening over the front door, and Ms. Plaza agreed to do so.

Motion to approve the application of the Certificate of Appropriateness based on the representations that were made by the applicant. The HPC will make an exception for the siding because of the material that was on the house could not have been replaced in kind. The HPC will require the transom over the door on the front façade be put back. The HPC will make an additional exception for the windows because the porch windows were not original, and will make another exception for the windows taken out and put in all around the other elevations

Motion: Commissioner Brandon Matthews

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 Janice Morrell			<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 – 599 Beach Street, Orange, N.J. 07050 (installation of vinyl siding)

- Mr. Wilson Morocho, owner and representative of USA Contactors Group LLC. appeared and advised his company owns over 30 properties in Orange, NJ but has never been informed there was a historic district in Orange.
- Mr. Ronald is the owner of the property and contracted his friend Mr. Morocho to do his vinyl siding after receiving a painting violation from the City. Mr. Morocho suggested that he do vinyl siding. Mr. Ronald inquired at the City if he can place siding on his home and was told yes but was never informed he lived in a historic district.
- Mr. Morocho advised that he suggested vinyl siding to Mr. Ronald since it was more affordable for him and there is asbestos. Mr. Morocho will be replacing the roof, siding, and gutters and has obtained a permit for the roof.
- Commissioners Matthews and Simmons informed Mr. Morocho of the importance of historic district and educated him on what is a historic district, their home values and contribution to the City.

Motion to approve the Certificate of Appropriateness in its unique circumstances so that it does not set a precedent for the future and that the owner will maintain the windows and other features that he can maintain while the house is being wrapped in vinyl only because of the asbestos.

Motion: Commissioner Kathy Dowd

Second: Commissioner Keith Carroll

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 Janice Morrell	<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

1-2019 A resolution of the City of Orange Township Historic Preservation Commission granting Certificate of Appropriateness for 25-33 South Center Street, Block 2802, Lot 10, to remove the damaged façade and replace with new bricks, add new windows and doors, in accordance with the plans submitted with the application.

Motion: Commissioner Troy Simmons

Second: Commissioner Keith Carroll

(Commissioners Matthews, Morrell 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 Janice Morrell					<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.

2-2019 A resolution of the City of Orange Township Historic Preservation Commission granting Certificate of Appropriateness for 438 Tremont Avenue, Block 6401, Lot 2, to replace or repair exterior façade cladding, windows, doors and porch, with wood and like-kind materials preserving the original features, wood work, trim and other aspects of the house as needed per plans.

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

OTHER BUSINESS

None.

PENDING BUSINESS

- . Commissioner Brandon Matthews inquired as to status of HPC letters going out with the tax bills. Secretary advised that she was informed Mayor refused to allow and suggested that Attorney Bauer and Commissioner Simmons have a meeting with the Business Administrator to discuss.
- . Commissioners discussed two vacant seats on the HPC. Secretary advised all members must be reappointed.
- . Commissioner Simmons suggested contractors must be informed about the HPC district and guidelines. A consideration was made as to revising the HPC guidelines to include appropriate and best practice for applying siding. A meeting will be scheduled with the Department of Community Affairs.

Commissioner Matthews would like the HPC to consider placing signs in the historic districts and will look into pricing. Commissioner Morrell suggested an article be placed in the newspaper. In addition, the HPC should look into applying for grants.

Adjourn Meeting:

Motion to Adjourn: Commissioner Troy Simmons Second: Commissioner Brandon Matthews

Adjournment Time: 8:17 p.m.

Next Regular Meeting is scheduled for Wednesday, February 20, 2018 at 7:30 p.m. at City Hall Council Chamber, 4th floor, Orange, N.J.

APPROVED:



Joyce L. Lanier
Secretary



Keith Carroll
Acting Chair