

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

April 17, 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, April 17, 2019 at 7:39 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 Brandon Matthews
Commissioner Janice Morrell
Commissioner Abdiel Velez
Commissioner Karen Wells

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

Absent: Commissioner Jody Leight
Commissioner Troy Simmons

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

MEETING MINUTES

- **March 20, 2019**

Secretary advised the March 20, 2019 minutes cannot be voted on at this time.

I. NEW BUSINESS

- A. Certificate of Appropriateness Application – 307 Main Street, Orange, N.J.
(removing existing awning and signs and installing a new signs)**

Jim Malin from Urban Neon Electric Sign appeared on behalf of the property owners Gabesons Property. He advised that the building has two occupying tenants and they are proposing to remove the awning and signage to uncover what is below. Mr. Malin provided the Commissioners a detailed description of the proposed work, as well as, samples of materials to be used. Photos of before and after was provided.

Motion to approve applicant’s application to remove existing awning, signs and to install faux wood-look aluminum façade cladding made by Longboard of Langley, B.C., above the windows on the ground floor retail area, and OVC “signs” which shall comply with the City Code regarding signage in all respects, with LED gooseneck light fixtures above to light the placard or sign band area.

Motion: Commissioner Brandon Matthews

Second: Commissioner Karen Wells

Roll Call

	<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 – 434 Heywood Avenue, Orange, N.J. (retaining wall and driveway using pavers)**

Elisa Avilla a representing for the applicant appeared and advised the commissioners they would like to install a stone retaining wall four to six feet high on the right side of the property extending to and around the rear of the property with the option of continuing it on the left side. They will be using stone manufactured by Cambridge. In addition, they are requesting permission to construct and install pavers on both driveway surfaces. Samples of stone and pavers were provided.

Motion to approve application to install a stone retaining wall on the right, back and left side of the property with stone manufactured by Cambridge using colors complementary to the house. In addition, approval of installation of pavers on the driveway which allows pervious percolation no more than 30% lot coverage of the property. In addition, applicant must work with Zoning Officer for ratio of outside work to be done.

Motion: Commissioner Brandon Matthews

Second: Commissioner Keith Carroll

Roll Call

	<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.

**C. Certificate of Appropriateness Application – 298 Fuller Terrace, Orange, N.J.
(removing old windows and replacing with new vinyl windows)**

Applicants did not appear. Motion to postpone to the May 15, 2019 meeting.

Motion: Commissioner Keith Carroll

Second: Commissioner Kathy Dowd

Roll Call

	<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.

**D. Certificate of Appropriateness Application – 205 South Jefferson Street, Orange, N.J.
(Complete demolition of rotted wood in exception of foundation and a portion of the front porch. New framing and addition to the back.)**

Applicants did not appear. Motion to postpone to the May 15, 2019 meeting.

Motion: Commissioner Keith Carroll

Second: Commissioner Brandon Matthews

Roll Call

	<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.

II. RESOLUTION

None.

VIII. OTHER BUSINESS

- **595 Lincoln Avenue Redevelopment**

Commissioner Dowd informed the Commission that she attended the meeting for the redevelopment of the old police station and their initial plans are to rehab the station, add an addition, and a parking garage on the back. The redevelopment would include one and two bedroom units and lofts. Unfortunately, allocating one (1) parking spot for each. The developer

advised the only way to accommodate more parking is to demolish the building and to allow for a better ratio of parking. Residents present were in favor of not having more parking on the street. Commissioner Dowd advised that the BA mentioned that the developer did not need to come before the HPC for any demolition plans. After discussion with both BA and developer, the developer agreed to come before the HPC with new plans.

Commissioner Morrell brought up the issue of ownership of the building between Orange Board of Education and the Administration since they cannot locate original agreement that allowed the Police Department to function from that building. The site is the original Tremont School integrated in Orange.

- 248 Roberts Road

Zoning Officer Richard Wolfe brought to the attention to the Commission that the owner of 248 Roberts Road has done work on the property without permits. The Construction Official has stopped their work and the Zoning Officer has sent them a letter advising that they must come before the HPC. They have replaced the windows, siding, and stone work on the driveway and maybe the porch. The interior has also been stripped without any permits.

- Board of Education – No Update.
- Clarendon Place

Commissioner Dowd advised that she reached out several times to Mr. James but never received a returned call. She was able to have a conversation with Administrator Mr. Iodelli and advised him that the property is a mess, there is garbage, broken bottles, cut down wood chips, a toilet from the property. Furthermore, she told Mr. James that if there is no response she will get in contact with code enforcement. Mr. Iodelli advised that the property needs to be cleaned up and stated that they found funding for the parking lot and it will be completed by August 2019. A letter from the HPC Attorney will be sent to Code Enforcement.

- Historic District Signs – No Update.

IX. PENDING BUSINESS

None.

Motion to Adjourn: Commissioner Keith Carroll Second: Commissioner Brandon Matthews

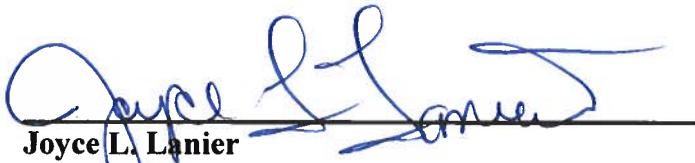
Roll Call

	<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.

Adjournment Time: 8:47 p.m.

APPROVED:



Joyce L. Lanier
Secretary



Keith Carroll
Chair