

Applicant Mark Nelson appeared before the Commission and testified that his home at 206 Highland Avenue was built in 1940. In December 2018, he applied and received permits from the Building Department to do renovations to his home which included hardwood siding, converting the sunroom into a bedroom, converting the dormer into a bathroom, changing the front door and windows. These renovations have been completed, but at no time was he advised that the property was located in a historic district. Not until Mr. Nelson went to apply for additional permits at the Building Department was he notified that the property is located in a Historic District.

The Commissioners discussed the changes made to the property and concurred that the house was probably not contributing to the Historic District in its original state. They are pleased that Mr. Nelson used high quality materials and approved the changes that have been made to the property.

Motion to approve the Certificate of Appropriateness as to the changes that have been made to the property and disclosed.

Motion: Commissioner Brandon Matthews

Second: Commissioner Kathy Dowd

Roll Call Vote:

	<u>Yea</u>	<u>Nay</u>	<u>Abstained</u>	<u>Absent</u>	<u>NP</u>
Commissioner Keith Carroll				X	
Commissioner Kathy Dowd	X				
Commissioner Jody Leight	X				
Commissioner Brandon Matthews	X				
Commissioner Janice Morrell				X	
Commissioner Troy Simmons				X	
Commissioner Abdiel Velez	X				
Commissioner Karen Wells				X	

C. Certificate of Appropriateness Application – 680 Tremont Court, Orange, N.J. (removing the existing storm damaged fence and replace with white vinyl pvc fence)

Applicant Eric Cummins appeared before the Commission and testified that he purchased the home in February 2018. During a winter storm, a tree from his neighbor behind his house fell and damaged his fence. The current fence is located on both sides and the back of the house. He would like to replace the fence with a white PVC fence and add a gate.

Zoning Officer confirmed applicant must apply for a permit to install and/or replace the fence.

Attorney Bauer read into the record the Orange Historic Commission Design Guidelines for fences. To that end, a fence that is visible from the street must be wood, wrought or cast iron.

Mr. Cummins agreed to comply with the HPC design guidelines and will apply for a permit to install same.

Motion to approve the Certificate of Appropriateness to allow the applicant to install a wood fence in accordance with the design guidelines and City Code.

Motion: Commissioner Abdiel Velez

Second: Commissioner Kathy Dowd

Roll Call Vote:

	<u>Yea</u>	<u>Nay</u>	<u>Abstained</u>	<u>Absent</u>	<u>NP</u>
Commissioner Keith Carroll				X	
Commissioner Kathy Dowd	X				
Commissioner Jody Leight	X				
Commissioner Brandon Matthews	X				
Commissioner Janice Morrell				X	
Commissioner Troy Simmons				X	
Commissioner Abdiel Velez	X				
Commissioner Karen Wells				X	

D. Certificate of Appropriateness Application – 541 Forest Street, Orange, N.J. (demolishing both existing structures and building a four (4) story multi-family)

Applicant Thomas Visaggio appeared before the Commission and testified that there are two (2) two family homes on property, which they want to demolish and propose constructing a four family development that would consist of three residential levels and a ground level parking.

The current properties have been vacant for years and have endured severe fire damage. A letter from Kamil Halal, P.E. from Kim Engineering and Construction, Inc. dated September 9, 2019 was provided which supports applicant’s testimony.

Zoning Officer confirmed that the subject properties have been identified by the Construction Official as unsafe and should be demolished.

Motion to approve the Certificate of Appropriateness to allow the applicant to demolish both properties located at 541 Forest Street and request that the applicant come back to the Commission with the proposed plans, rendering and description of materials the new construction.

Motion: Commissioner Kathy Dowd

Second: Commissioner Brandon Matthews

Roll Call Vote:

	<u>Yea</u>	<u>Nay</u>	<u>Abstained</u>	<u>Absent</u>	<u>NP</u>
Commissioner Keith Carroll				X	
Commissioner Kathy Dowd	X				
Commissioner Jody Leight	X				
Commissioner Brandon Matthews	X				
Commissioner Janice Morrell				X	
Commissioner Troy Simmons				X	
Commissioner Abdiel Velez	X				
Commissioner Karen Wells				X	

F. Certificate of Appropriateness Application –550 Lincoln Avenue, Orange, N.J.. (remove grass and build a driveway)

Applicant Aldensio Campanha appeared before the Commission and testified that he wants to remove the grass in front of his house and build driveway. Parking is an issue on the street and the Commission is aware of same.

The proposed driveway would be built with Belgium blocks for curbs and black top. The tree in front of the home would not have to be removed.

Zoning Officer confirmed that the set-backs on the proposed driveway are in compliance with the City Code. Applicant will go see Zoning Officer to apply for driveway permit.

Motion to approve the Certificate of Appropriateness to allow the applicant to remove grass in front of the house and build a driveway using Belgium blocks for curbs and black top.

Motion: Commissioner Brandon Matthews

Second: Commissioner Kathy Dowd

Roll Call Vote:

	<u>Yea</u>	<u>Nay</u>	<u>Abstained</u>	<u>Absent</u>	<u>NP</u>
Commissioner Keith Carroll				X	
Commissioner Kathy Dowd	X				
Commissioner Jody Leight	X				
Commissioner Brandon Matthews	X				
Commissioner Janice Morrell				X	
Commissioner Troy Simmons				X	
Commissioner Abdiel Velez	X				
Commissioner Karen Wells				X	

G. Certificate of Appropriateness Application – 448-452 Scotland Road, Orange, N.J.. (proposed demolition of existing structures on site and multifamily ground-up construction)

Jeff Ackerman a representative of Scotland Holdings RSBRM LLC appeared before the Commission and testified they are proposing to demolish two existing structures on the property Alberoni Iron Works building and a multi-family home. They are proposing to construct a six (6) story building, which will consist of 5 stories with 95 residential units and a lower level for parking with 54 parking spaces. No commercial spaces will be incorporated in this project.

The Commission expressed their concern regarding the low number of proposed parking spaces. The Zoning Officer confirmed that the proposed parking spaces are in compliance with the City Code. Applicant advised that they would like to initiate a car share program.

Commissioner Matthews suggested more tree scape should be considered into the plans, which applicant said they could incorporate. In addition, he urged applicant to become an advocate for the Highland Avenue Train station.

Attorney Bauer suggested that the builder look into the height of the utility poles proposed for the construction.

Motion to approve the Certificate of Appropriateness to allow applicant to demolish the two structures on the property and return with detail plans including materials, renderings and photos as to how it will knit together with the historical area.

Motion: Commissioner Kathy Dowd

Second: Commissioner Abdiel Velez

Roll Call Vote:

	<u>Yea</u>	<u>Nay</u>	<u>Abstained</u>	<u>Absent</u>	<u>NP</u>
Commissioner Keith Carroll				X	
Commissioner Kathy Dowd	X				
Commissioner Jody Leight	X				
Commissioner Brandon Matthews	X				
Commissioner Janice Morrell				X	
Commissioner Troy Simmons				X	
Commissioner Abdiel Velez	X				
Commissioner Karen Wells				X	

- E. Certificate of Appropriateness Application –181-185 Main Street, Orange, N.J. (remove the stucco and replace with new aluminum frame with tall windows and brick face on top)**

Harold Campos appeared before the Commission and testified that the applicant Peter Karantonis was not able to attend the meeting and he was asked to fill in. Mr. Campos advised that he will be one of the contractors on the project. The proposed changes are replacing the current stucco façade with bricks and installing new windows.

The Commission inquired as to details on the gate and sidebands which Mr. Campos did not have. Therefore, the Commission suggested the application be adjourned to the next meeting so that the applicant can provide the details on the gate and sidebands.

Application will be postponed until the October 16, 2019 HPC Meeting at 7:30 p.m.

Motion for a five-minute recess. Commissioner Jody Leight Second: Commissioner Kathy Dowd

All present in favor.

Motion to reconvene. Commissioner Jody Leight Second: Commissioner Kathy Dowd

All present in favor.

- H. Certificate of Appropriateness Application – 403 Lawnridge Road, Orange, N.J. ((1) remove existing vinyl siding and restore original cedar shakes, (2) remove non-original porch structures, replace with period appropriate glass vestibule at front door, and renovate and replace missing screened in porch, and (3) locate new air conditioner units and provide landscape screen)**

Brandon Matthews appeared on behalf of the Owners Joe Rosolanko and Tomoteru Kimura and testified that the owners purchased the property one year ago. The aluminum siding has been removed and the cedar shakes have been repaired. They discovered that the front porch was an illegal addition and propose to remove and replace with period appropriate glass vestibule. Second, they want to renovate and replace missing screened in porch. Third, they need to locate new air conditioner units and are proposing to place same in the front of the house with landscape screen. Lastly, they want to rebuild the front steps.

Zoning Officer testified that he would give approval to Option 2, which is placing the air conditioners in front of the house with landscape screen.

Motion to approve the Certificate of Appropriateness in accordance with the description of the application to remove vinyl siding and restoring original cedar shakes; removing non-original porch structures and replacing with period appropriate glass vestibule at front door; restoring brick foundation to stone front steps; renovating and replacing missing screened in port; and locating new air conditioner units in accordance with Option 2.

Motion: Commissioner Kathy Dowd

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				X	
Commissioner Kathy Dowd	X				
Commissioner Jody Leight	X				
Commissioner Brandon Matthews			X		
Commissioner Janice Morrell				X	
Commissioner Troy Simmons	X				
Commissioner Abdiel Velez	X				
Commissioner Karen Wells				X	

- A. **Certificate of Appropriateness Application – 572 Nassau Street, Orange, N.J. (removing the existing damaged siding and replace with brick face to the entire front of the house and siding on the sides of the house) (*Rescheduled from the July 17, 2019 Meeting*)**

No action taken. Applicant did not appear.

RESOLUTION - None.

OTHER BUSINESS

Board Secretary read into the record the Zoning Officer’s approval for 743 Moss Wood Avenue – Sprint Small Cell Equipment Replacement.

Attorney Bauer provided a brief history of her experience with the North Plainfield Planning Board and the FCC’s regulations regarding cell equipment.

PENDING BUSINESS - None.


Adjourn Meeting:

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

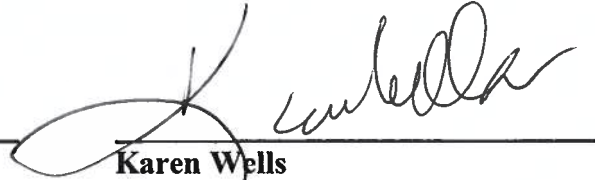
Adjournment Time: **9:23 p.m.**

Next Regular Meeting is scheduled for Wednesday, Wednesday, October 16, 2019 7:30 p.m. at City Hall Council Chamber, 4th floor, Orange, N.J.

APPROVED: November 20, 2019



Joyce L. Lanier
Secretary



Karen Wells
Acting Chair

