

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

**October 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, October 16, 2019 at 7:33 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 Karen Wells

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

**Absent:** Commissioner Brandon Matthews  
Commissioner Troy Simmons  
Commissioner Abdiel Velez  
Commissioner Janice Morrell

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, sent to the Star Ledger on December 28, 2018, posted on the Bulletin Board in City Hall and filed in the Office of the City Clerk.

**MEETING MINUTES**

- **July 17, 2019 Meeting Minutes**  
*(Commissioners Matthews and Velez were not in attendance and cannot vote.)*

**Motion: Commissioner Jody Leight**

**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	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				

**Motion passed.**

- **September 18, 2019 Meeting Minutes**  
*(Commissioners Carroll, Morrell, and Wells were not in attendance and cannot vote.)*

Secretary announced that the September 18, 2019 Meeting Minutes will be postponed to the next meeting since they do not have enough Commissioners to vote.

**NEW BUSINESS**

- 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)**

This application was originally brought before the HPC on July 17, 2019, wherein Commissioners requested that the applicant remove pieces of the material underneath the siding and bring back to the HPC.

Mr. and Mrs. Rafael Macdonal appeared and testified that the material underneath the siding is paper or cardboard type. Sample pieces of same was provided to the Commissioners.

The applicant wants to use vinyl siding since it is affordable. The Commissioners explained that vinyl siding is not allowed in historic districts. After discussion, the Commission agreed to allow the applicant to use vinyl siding to clad the rear and sides of the house. The rear is not visible from the street and most of the area of the two sides is not visible from the street. The front of the house will be brick. The applicant agreed to keep all of the architectural features of the house and will install a new door.

Motion to approve application based upon the testimony and representation of the applicant to remove the existing vinyl siding and replace with brick face and vinyl siding on both sides and rear of the home. Applicant will keep all architectural features of the house and install a new door.

**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	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				

**Motion passed.**

**B. Certificate of Appropriateness Application – 481 Lincoln Place, Orange, N.J. (move the stairs to get a new door and create a parking area) (Rescheduled from the June 19, 2019 Meeting)**

This application was originally brought before the HPC on June 19, 2019, wherein Commissioners requested that the applicant make sure a zoning variance for side and front yard setback are not needed.

Valandy Julceus appeared and translated for the applicant his dad, Evariste Julceus and advised that he checked with the Zoning Officer and a variance is not needed. Richard Wolff, Zoning Officer also confirmed same and stated that there is enough room to create a driveway and that no set back is required.

Motion to approve application based upon the testimony and representation of the applicant to remove the steps from the right side of the enclosed porch and place them on the left side of the enclosed porch, and close up the doorway on the right side, and create a new doorway and entrance on the left side of the enclosed porch. In addition, the application will create a walkway in the interior of the front yard to allow the person existing the vehicle in the new parking space to walk across the front yard to access the left side door entrance to the enclosed porch, without having to walk out to the sidewalk.

**Motion: Commissioner Keith Carroll**

**Second: Commissioner Jody Leight**

***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				

**Motion passed.**

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

This application was originally brought before the HPC on September 18, 2019, wherein Commissioners approved the demolition of the two existing structures and requested that the applicant come back before the HPC with plan renderings.

Thomas Visaggio appeared and provided to the HPC a six page plan proposed to be constructed. The plans prepared by Space & Mark, LLC consist of a four-story industrial looking multi-family residential building with 27 residential units on the second, third and fourth floor, and 15 parking spaces on the first floor accessible through a front garage door and driveway.

Architect Hayk Ekshian also appeared and provided the HPC with details and samples of the materials they would like to use on the structure. After discussion, it was agreed that the front door will be aluminum in a bronze color, double hung windows and the header on top of the window will be metal with an older industrial frame look, canopy at the front entrance of the building and Hardie plank in

double stone color and two colors of brick creating a column affect. In addition, there will be two light posts on either side of the building with additional lighting around the building. Applicant was referred to the Technical Review Committee to choose lighting around the building.

The applicant will have to appear before the Planning Board to get approval.

Motion to approve application based upon the testimony and representation of the applicant to construct a four story industrial like building proposed on the plans. The applicant must first get approval from the Planning Board. In addition, they must consult with the Technical Review Committee for lighting around the building.

**Motion: Commissioner Keith Carroll**

**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				

**Motion passed.**

**D. Certificate of Appropriateness Application – 179-183 Main Street, Orange. N.J. (remove the stucco and replace with new aluminum frame with tall windows and brick face on top) (Rescheduled from the September 18, 2019 Meeting)**

This application was originally brought before the HPC on September 18, 2019, wherein the applicant was not available to attend and sent a representative. Unfortunately, the representative was not able to answer all the questions proposed by the Commissioners; therefore, the Commissioners requested that the application be rescheduled to October 16, 2019.

Applicant Peter Karantonis appeared and testified that he recently purchased the building, which consists of 3 stores (2 are occupied and 1 is vacant). He provided to the HPC a five (5) sheet plan prepared by Architect Halsey, which proposes to remove all of the stucco on the front façade and replace with a brick façade, taller windows with aluminum frame and a new security gate.

Zoning Officer Richard Wolff advised that the gate must be mesh and provided the guidelines for Main Street signage.

Motion to approve the application based upon the testimony and plans provided by the applicant to renovate the property as testified by the applicant, which includes removing stucco façade and replacing with brick façade, taller windows with aluminum frame and a new security gate.

**Motion: Commissioner Keith Carroll**

**Second: Commissioner Jody Leight**

***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				

**Motion passed.**

**E. Certificate of Appropriateness Application –434 Heywood Avenue, Orange. N.J. (build a two-story garage, fire pit and BBQ area)**

Elisa Avio appeared and testified that she is the cousin of the applicant Varinia Menjivar. The applicant wants to build a detached two-story garage, a gazebo, BBQ area and fire pit. Plans for the garage prepared by Artek Studio, LLC was submitted and photos of gazebo, BBQ area and fire pit. The proposed two story garage will also have a ½ bathroom, a dormer, and the materials will match the house.

Zoning Officer Richard Wolff advised that the applicant would have to go before the Planning Board for approval of the two story garage.

The Commissioners thanked the applicant for all of the great work done on the house.

Motion to approve the application based upon the testimony and representation of the applicant to build a two story garage, which plans must be approved by the Planning Board, and gazebo, BBQ area and fire pit as proposed in the plans.

**Motion: Commissioner Keith Carroll**

**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				

**Motion passed.**

**F. Certificate of Appropriateness Application – 385 Lawnridge Road, Orange. N.J.  
(construction of a new single family house on the vacant lot)**

Mohamed Amin appeared and testified that he is a managing member of Harvard Place Properties, LLC and they proposed to build a one family home. A set of plans prepared by Buckman Architectural Group, P.A. were given to the HPC.

Architect David Buckman appeared and presented to the Commissioners the plans for the home, which will be a Queen Anne design style. He further went into details about the materials which will be used and each floor plan for the home.

Zoning Officer Richard Wolff advised that no variances will be needed to build this home.

The Commissioners were ecstatic and happy that the home is going to be built in Orange.

Motion to approve the application based upon the testimony, representation and plans presented by both the applicant and architect to construct a single family Queen Anne design style home.

**Motion: Commissioner Keith Carroll**

**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				

**Motion passed.**

**G. Certificate of Appropriateness Application – 635 Mosswood Avenue, Orange. N.J.  
(continuation of an existing fence)**

Stanford Campbell appeared and testified that he previously received approval from the HPC to install a fence, but now would like to get permission to install a fence along the driveway to keep out the deer. The new fence and gate will match the design, material, color and height of the existing fence.

Motion to approve the application based upon the testimony and representation of the applicant to install a fence and gate along the driveway.

**Motion: Commissioner Keith Carroll**

**Second: Commissioner Jody Leight**

***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				

**Motion passed.**

**RESOLUTION**

- 17-2019**      **A resolution of the City of Orange Township Historic Preservation Commission granting Certificate of Appropriateness for 448 Scotland Road and 452 Scotland Road, City of Orange Township, N.J., which are Block 5104, Lot 1 and Block 5104, Lot 21 on the City of Orange tax map, respectively, to demolish structures in preparation for application for development.**  
*(Commissioners Carroll, Morrell, Simmons and Wells were not in attendance and cannot vote)*
- 18-2019**      **A resolution of the City of Orange Township Historic Preservation Commission granting Certificate of Appropriateness for 403 Lawnridge, City of Orange Township, N.J., which is Block 6901, Lot 20 on the City of Orange tax map, to remove vinyl siding and non-original structures, replace porch and locate air conditioning units with landscape screening.**  
*(Commissioners Carroll, Morrell and Wells were not in attendance and cannot vote)*
- 19-2019**      **A resolution of the City of Orange Township Historic Preservation Commission granting Certificate of Appropriateness for 541 Forest Street, City of Orange Township, N.J., which is Block 5101, Lot 7 on the City of Orange tax map, to demolish two single family home structures which were damaged by fire are unsafe.**  
*(Commissioners Carroll, Morrell, Simmons and Wells were not in attendance and cannot vote)*
- 20-2019**      **A resolution of the City of Orange Township Historic Preservation Commission granting Certificate of Appropriateness for 680 Tremont Court, City of Orange Township, N.J., which is Block 6602, Lot 22 on the City of Orange tax map, to install a fence around the property sides and rear with gates on sidewalk and driveway.**  
*(Commissioners Carroll, Morrell, Simmons and Wells were not in attendance and cannot vote)*

**21-2019** A resolution of the City of Orange Township Historic Preservation Commission granting Certificate of Appropriateness for 206 Highland Avenue, City of Orange Township, N.J., which is Block 5301, Lot 34 on the City of Orange tax map, to renovate the exterior, add a dormer and convert the sunroom to a bedroom and other changes.  
*(Commissioners Carroll, Morrell, Simmons and Wells were not in attendance and cannot vote)*

Secretary Lanier advised that there were not enough Commissioners present to vote on Resolutions 17-2019 through 21-2019.

Motion to postpone Resolutions 17-2019 through 21-2019 to the November 20, 2019 meeting.

**Motion: Commissioner Jody Leight**

**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	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				

**Motion passed.**

**OTHER BUSINESS - None.**

**IX. PENDING BUSINESS**

Zoning Officer Richard Wolff advised the Commission that Shawna Ebanks is no longer an employee with the Nishuane Group.

Secretary Lanier advised the Commissioners that she sent a letter to Mayor Dwayne Warren, Esq. regarding the vacancies and re-appointment considerations for the HPC.

**Adjourn Meeting:**

Motion to Adjourn: **Commissioner Keith Carroll**


Second: **Commissioner Kathy Dowd**

Adjournment Time: **9:26 p.m.**



*Next Regular Meeting is scheduled for Wednesday, Wednesday, December 18, 2019 7:30 p.m. at City Hall Council Chamber, 4<sup>th</sup> floor, Orange, N.J.*

**APPROVED:**

  
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**Joyce L. Anidr**  
**Secretary**

  
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**Keith Carroll**  
**Vice Chair**

