

CITY OF ORANGE HISTORIC PRESERVATION COMMISSION

DATE: DECEMBER 18, 2019

NUMBER 25-2019

TITLE: A RESOLUTION OF THE CITY OF ORANGE TOWNSHIP HISTORIC PRESERVATION COMMISSION GRANTING CERTIFICATE OF APPROPRIATENESS FOR 179-183 MAIN STREET IN THE CITY OF ORANGE TOWNSHIP, NEW JERSEY, WHICH IS BLOCK 1902, LOT 17 ON THE CITY OF ORANGE TOWNSHIP TAX MAP, TO RENOVATE THIS PROPERTY, CREATE NEW WINDOWS, SIGNAGE, AND SECURITY GATE IN ACCORDANCE WITH THE PHOTOGRAPHS SUBMITTED WITH THE APPLICATION

WHEREAS, the Applicant Peter Karantonis submitted an Application together with three (3) photographs depicting the current condition of the retail business property, which consist of a nail salon, a vacant store which had been used as a video store, and a Chinese restaurant, and a photograph of another store (the You & I Beauty Supply store), the façade of which Mr. Karantonis would like to mimic, according to his testimony in favor of the Application; and

WHEREAS, the Application stated that the street addresses of the single-lot property, Block 1902, Lot 17, was 181-185 Main Street, but that is not correct, according to the testimony of Mr. Karantonis, the correct street addresses of this single-lot property and this Application for a Certificate of Appropriateness are 179, 181 and 183 Main Street; and

WHEREAS, the Application was also supported by a five (5)-sheet plan set prepared by t2 architectural group, llc, by John Halsey, R.A., License No. 10636 (N.J.), dated 7-1-19, of which sheet 2 (depicting the reconstruction of the front façade and the first floor plan) and sheet 5 (depicting the front elevation, the exterior door head and door stop details, the door types, hardware location, door frames, and door jamb and wood details, including how the roll-up gate will be enclosed inside the header over the windows, and the dimensions of the new windows and doors which will be taller and uniform across the storefronts), were of particular interest to the Commission; and

WHEREAS, the Application was the subject of public notice by virtue of the publication of the agenda of the Historic Preservation Commission, and the Commission provided an opportunity for comments from the public and interested parties and all members of the Commission voting on this resolution attended the public hearing(s) or have certified that they have read the transcript(s) or listened to the tape(s) of the hearing pursuant to N.J.S.A. 40:55D-10.2; and

WHEREAS, the Commission reviewed the Application and photographs and plan set, and, together with the testimony of the Applicant, in the public presentation by the Applicant on October 16, 2019 made the following determinations of fact and law, after carefully considering the evidence submitted by the Applicant, its own professionals and City's professional staff, if any:

I. FINDINGS OF FACT

A. The Applicant Peter Karantonis submitted an Application together with three (3) photographs depicting the current condition of the retail business property, which consist of a nail salon, a vacant store which had been used as a video store, and a Chinese restaurant, and a photograph of another store (the You & I Beauty Supply store), the façade of which Mr. Karantonis would like to mimic, according to his testimony in favor of the Application.

B. The Application stated that the street addresses of the single-lot property, Block 1902, Lot 17, was 181-185 Main Street, but that is not correct, according to the plans submitted. The correct street addresses of this single-lot property are 179, 181 and 183 Main Street.

C. The Application was also supported by a five (5)-sheet plan set prepared by t2 architectural group, llc, by John Halsey, R.A., License No. 10636 (N.J.), dated 7-1-19, of which sheet 2 (depicting the reconstruction of the front façade and the first floor plan) and sheet 5 (depicting the front elevation, the exterior door head and door stop details, the door types, hardware location, door frames, and door jamb and wood details, including how the roll-up gate will be enclosed inside the header over the windows, and the dimensions of the new windows and doors which will be taller and uniform across the storefronts), were of particular interest to the Commission.

D. Specifically, Mr. Karantonis testified at the hearing in support of his Application on October 16, 2019 that all of the stucco on the front façade along Main Street will be removed and the brick wall restored and/or that the contractor will apply half-inch brick to create a brick façade above the windows to the existing top parapet wall which will remain, that the windows for the store fronts will be of uniform size and taller with transom windows above the new doors. Mr. Karantonis also testified that the windows and doors would be framed in aluminum in a bronze color, and that a new security (“roll gate”) mechanism would be installed so that when the gate is “rolled up” it does not protrude from the storefront but is gathered behind the façade in the interior so the façade remains flat. This type of device is depicted on plan sheet 5, “storefront section.” The roll gate must be see-through mesh or some other material that will allow the police to see into the stores at night.

E. Mr. Karantonis further testified that he has not chosen the sign type yet but that there will be a sign band, and he will probably use simple channel letters or back-lighted or halo-type lighted letters, and that the sign band and the signs and letters will be code-compliant, and that he will ensure that the signs are compliant with the City code before installing same. There will be no awnings.

F. Based on the Application, photographs, plan set and Mr. Karantonis’s testimony and the representations he made, the Commission agreed that the proposed renovation of the façade of 179-183 Main Street, Block 1902, Lot 17 will advance the goals of the Master Plan, zone plan, Design Guidelines, and the Municipal Land Use Law, as well as the Main Street redevelopment goals.

G. The Commission further found that the building, while plain, will be improved in appearance by the employment of a brick façade and will not impair the historic significance of the Historic District and will not encroach upon nearby properties within the Historic District, and will not cause substantial detriment to the public good and will not substantially impair the intent and the purpose of the zone plan and zoning ordinance, the Master Plan or the ordinance establishing the Commission, historic districts, map and regulations.

H. Therefore, it is appropriate that the Historic Preservation Commission hereby APPROVES the issuance of a CERTIFICATE OF APPROPRIATENESS to the Applicant, for the renovation of the property as testified to by Mr. Karantonis and as depicted on the plan set prepared by Architect Halsey, and incorporating the agreements and representations in the testimony on the record at the meeting as to signage, lighting, etc.

I. The Applicant must comply with all codes, be they federal, state, local or general including for lighting, security, signage, safety and related requirements for work on the structure, and obtain all permit(s) from the City of Orange at City Hall.

II. CONCLUSIONS OF LAW

A. The Commission first finds that the Applicant has demonstrated by virtue of the application and plans and testimony that the relief sought in the Application is warranted as the relief requested does not detract from the Design Guidelines and satisfies the City's goal for redevelopment of Main Street within the Historic District.

B. The Commission further finds that the proposed development will not impair the historic significance of the district and will not encroach upon nearby properties within the historic district, and will not cause substantial detriment to the public good and will not substantially impair the intent and the purpose of the zone plan and zoning ordinance, the Master Plan or the ordinance establishing the Commission, historic districts, map and regulations. The Commission also finds that the Applicant has demonstrated by virtue of the Application, testimony, photographs and plan set that the relief is warranted.

C. Therefore, it is appropriate that the Historic Preservation Commission hereby APPROVES the issuance of a CERTIFICATE OF APPROPRIATENESS to the Applicant, per the Application, plan set by t2 architectural group, llc, by John Halsey, R.A., License No. 10636 (N.J.), dated 7-1-19, and photographs submitted, and the testimony and representations made therein, which must be strictly followed, conditioned upon the conditions described in Section I. A-I above and Section II. A-C together with all other conditions in Sections III through VIII below. This approval is not precedential and is based on the unique conditions of this application.

III. ADDITIONAL CONDITIONS OF APPROVAL

A. AS A CONDITION OF THIS APPROVAL, THE CONSTRUCTION MUST PROCEED IN STRICT COMPLIANCE WITH THE PLANS AND/OR REPRESENTATIONS MADE IN THE TESTIMONY SUBMITTED, AS THOSE PLANS AND THE REPRESENTATIONS MADE BY THE APPLICANT IN HIS, HER OR ITS TESTIMONY ARE WHAT IS APPROVED

BY THE COMMISSION. SHOULD ANY CHANGE BE MADE INCONSISTENT WITH THE PLANS OR TESTIMONY, THE APPLICANT MUST RETURN TO THE HISTORIC PRESERVATION COMMISSION FOR AN AMENDED CERTIFICATE OF APPROPRIATENESS. "FIELD ADJUSTMENTS" THAT RESULT IN ANY SIGNIFICANT CHANGE WILL NOT BE TOLERATED AND A STOP WORK ORDER WILL ISSUE, NECESSITATING A RETURN APPEARANCE BEFORE THE COMMISSION AT THE FOLLOWING MONTHLY MEETING. ANY DELAY OR DELAY DAMAGES ASSERTED BY THE CONTRACTOR OR OTHERS WILL BE STRICTLY THE FAULT OF THE OWNER, APPLICANT AND/OR CONTRACTOR FOR NOT PROPERLY EXECUTING THE PLANS OR ABIDING THE TESTIMONY SUBMITTED WHICH RESULTED IN THIS APPROVAL.

B. PLANS: All revisions to the Application as described and the papers submitted, including plans and drawings (if any) after the first submission must be properly identified on subsequent submissions and submitted for review and become part of the file for this property at the City of Orange Township.

C. UTILITIES, PROTECT ADJACENT CONSTRUCTION, AND INHABITANTS/NEIGHBORS: Comply with all applicable requirements of governing authorities including, but not limited to, public utilities (provide mark-out and 24 hour notification of any discontinuity of utility services with owner). Provide temporary facilities, service utilities, and protection as required to safely execute all work.

D. CONSTRUCTION DEBRIS: Contractor shall be responsible to remove and legally dispose of all materials from the job site. A permit may be required to place a unit for storage of debris at the job site or in the street. This is the Applicant's responsibility to obtain.

E. PLANS AND DRAWINGS: The contractor shall prepare and maintain a complete set of record construction drawings (if any) indicating all actual work, modification and revisions to the work delineated on the construction drawings as well as any concealed construction work. Include any other information which would be helpful to the owner, at the site.

F. SUBSTANTIAL COMPLETION: At project closeout, contractor shall procure final certificate of occupancy upon completion of the project and forward same to the owner. Contractor shall clean premises, test applicable systems, and leave ready for occupancy.

G. PERMITS: The Applicant shall be responsible for obtaining and paying for all the required permits, inspections, etc.

H. PROJECT COMPLETION: Upon FULL completion of the project, architect and/or contractor to submit certificate of occupancy or continued certificate of occupancy approved by the Building Department to the owner.

I. CODE AND STANDARDS COMPLIANCE: All work, materials, and equipment shall meet the latest requirements of all applicable state & local building codes, regulations, the requirements of the authorities having jurisdiction over this work and project, and where

applicable, with the standards of the Secretary of Interior for Rehabilitation and the requirements of the NJUCC Barrier Free Subcode and/or Americans With Disabilities Act (ADA).

NOW, THEREFORE, BE IT RESOLVED, by the City of Orange Township Historic Preservation Commission that the Application for a Certificate of Appropriateness for the work described in the Application, is approved and granted subject to the foregoing conditions in Section I. A through D, Section II A through C, Section III A through I, and Section IV. A-D, hereof, and the following additional conditions of Section V to IX, where applicable:

IV. PLAN REVISIONS AND SUBMISSIONS

Prior to signing the final site plan approval, Applicant shall submit any requested revisions to the plans or otherwise provide studies, plans, or documents, as follows:

A. The Applicant should address all of the findings, if any, in the comments and reports made by the City Engineer, Police Department, Fire Department, and any other relevant departments and agencies, in addition to the Department of Public Works and all of its officers and divisions, if any.

B. Pursuant to City of Orange Township municipal ordinance, prior to the issuance of building permits, the Applicant shall have installed or shall have furnished any required performance guarantees for the ultimate installation of all streets, street signs, curbs, gutters, sidewalks, street lighting, shade trees, storm drains, sanitary sewerage and utilities, monuments, and/or top soil required, if any, by this approved work.

C. The Applicant shall ensure that its general contractor and subcontractors do not damage the roadway pavement, curbing, sidewalk, grass strip between the curb and the sidewalk or any other improvements in the public right of way, whether on the public right of way or the privately owned property including but not limited to slate or bluestone sidewalks and walk ways. A note shall be added to the plans stating, "Any damage to the right of way including the sidewalk must be repaired / installed to equal standards."

D. OTHER APPROVALS. Prior to signing the final site plan, Applicant shall submit any requested revisions to the plans or otherwise shall obtain and comply with the requirements of all outside agencies from which approval is required, and it shall be Applicant's duty to determine whether such further approvals are required, including but not limited to:

1. Final approval of the Essex County Planning Board, if required.

V. TAXES

Applicant shall pay any outstanding real estate taxes and assessments within fourteen days of this Resolution and provide proof by an official search for municipal liens.

VI. FEES

Applicant will post an escrow fee to cover and pay for the professionals’ review of this application and preparation of this Resolution in accordance with City ordinance. Applicant will pay all outstanding escrow and application fees within fourteen days of the Resolution and receipt by Applicant of the bills for such charges including those that arrive after the Resolution is memorialized. No construction permits will be issued until this section is satisfied.

VII. INSPECTION FEES

Applicant shall post inspection fees, in an amount to be determined by the City Engineer, before any improvements are installed, if and as required by the City.

VIII. SATISFACTION OF CONDITIONS

This approval of the Certificate of Appropriateness shall not be deemed satisfied and construction permits shall not be issued until such time as the Director of the Department of Public Works and/or his designee and/or the City Engineer finds that all conditions of approval have been satisfied.

ROLL CALL ON THE MOTION TO APPROVE:

	Yes	No	Abstain	Absent
Keith Carroll (mover)	<u>X</u>	_____	_____	_____
Kathy Dowd	<u>X</u>	_____	_____	_____
Jody Leight (2 nd)	<u>X</u>	_____	_____	_____
Brandon Matthews	_____	_____	_____	<u>X</u>
Janice Morrell	_____	_____	_____	<u>X</u>
Troy Simmons	_____	_____	_____	<u>X</u>
Abdiel Velez	_____	_____	_____	<u>X</u>
Karen Wells	<u>X</u>	_____	_____	_____

MEMORIALIZATION:

This Resolution adopted this 18th day of December, 2019 memorializes the action taken at a meeting of the City of Orange Township Historic Preservation Commission with the roll call vote on the memorialization as follows:

Motion: Leight

Second: Carroll


	Yes	No	Abstain	Absent
Keith Carroll	<u>X</u>	_____	_____	_____
Kathy Dowd	<u>X</u>	_____	_____	_____
Jody Leight	<u>X</u>	_____	_____	_____
Brandon Matthews	_____	_____	_____	<u>X</u>
Janice Morrell	_____	_____	<u>X</u>	_____
Troy Simmons	_____	_____	_____	<u>X</u>
Abdiel Velez	_____	_____	_____	<u>X</u>

Karen Wells

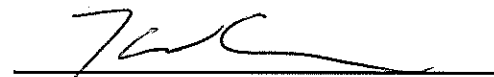
_____ X _____

I hereby certify that the foregoing is a true copy of a Resolution of the City of Orange Township Historic Preservation Commission memorialized on December 18, 2019.

ADOPTED: DECEMBER 18, 2019



Joyce L. Lapier
Secretary



Keith Carroll
Vice Chair

