

CITY OF ORANGE HISTORIC PRESERVATION COMMISSION

DATE: DECEMBER 18, 2019

NUMBER 27-2019

TITLE: A RESOLUTION OF THE CITY OF ORANGE TOWNSHIP HISTORIC PRESERVATION COMMISSION GRANTING CERTIFICATE OF APPROPRIATENESS FOR 385 LAWRIDGE ROAD, CITY OF ORANGE TOWNSHIP, N.J., WHICH IS BLOCK 6901, LOT 18, ON THE CITY OF ORANGE TOWNSHIP TAX MAP, TO CONSTRUCT A NEW DWELLING AND GARAGE ON VSCAMNT LAND TOGETHER WITH A FRONT CIRCULAR DRIVEWAY IN ACCORDANCE WITH THE PLAN SET AND RENDERINGS SUBMITTED WITH THE APPLICATION

WHEREAS, the owner of the subject property at 385 Lawnridge Road, City of Orange Township, which is Block 6901, Lot 18 on the City of Orange Township Tax Map, Harvard Place Properties, LLC, submitted an Application seeking a Certificate of Appropriateness over the signature of the Applicant Mohamed H. Amin (“Applicant”) together with a plan set prepared by Buckman Architectural Group, P.A., by David W. Buckman AIA NCARB (License No. 11806 (N.J.)), dated 3/12/2019, consisting of five (5) sheets and two color renderings; and

WHEREAS, Sheets A-1 and A-2 of the plan set submitted with the Application are the first floor and second floor plans of the proposed new forty-four hundred (4,400) square feet private single family home to be constructed on the seventy-six (76) feet wide by one hundred sixty-six (166) feet deep vacant lot, Block 6901, Lot 18. Sheet A-3 is the front elevation and right side elevation. Sheet A-4 is the rear elevation and the left-side elevation. Sheet A-5 is the plan for the detached garage to be built in the rear of the property; and

WHEREAS, the design and construction of both the house and the garage is essentially the Queen Anne style with a stucco and cultured stone exterior, hipped roof lines, a slate-looking roof that may be made of metal or other materials, an asphalt or rubber roof on the porch roof, various towers and gables, turned posts at the porch, a wood front door and wood porch, wood double-hung windows, with a garage that matches in style and materials, including cultured stone and stucco. The two-bay garage door will be made of wood or wood-grain look metal and will match the windows and door. The house will be just under thirty-five (35) feet high; and

WHEREAS, the plan shows a circular driveway to be constructed in the front yard in addition to the driveway to the rear garage, which circular driveway in the front yard lies within the setback area from the street and/or property line, the Commission was advised by Richard Wolff, the zoning officer. The Commission did not find that to detract from the house construction or the Historic district or Design Guidelines; and

WHEREAS, the Commission received and reviewed the Application, together with the plan and exhibits depicting the circumstances warranting the relief, and together with the testimony of the owners, in the public presentation by the Applicant on October 16, 2019, and the Commission is making its determination thereon; 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, after carefully considering the evidence submitted by the Applicant, its own professionals and City's professional staff, if any, and the general public, makes the following findings of fact and conclusions of law:

I. FINDINGS OF FACT

A. The owner of the subject property at 385 Lawnridge Road, City of Orange Township, which is Block 6901, Lot 18 on the City of Orange Township Tax Map, Harvard Place Properties, LLC, submitted an Application seeking a Certificate of Appropriateness over the signature of the Applicant Mohamed H. Amin ("Applicant") together with a plan set prepared by Buckman Architectural Group, P.A., by David W. Buckman AIA NCARB (License No. 11806 (N.J.)), dated 3/12/2019, consisting of five (5) sheets and two color renderings.

B. Sheets A-1 and A-2 of the plan set submitted with the Application are the first floor and second floor plans of the proposed new forty-four hundred (4,400) square feet private single family home to be constructed on the seventy-six (76) feet wide by one hundred sixty-six (166) feet deep vacant lot, Block 6901, Lot 18. Sheet A-3 is the front elevation and right side elevation. Sheet A-4 is the rear elevation and the left-side elevation. Sheet A-5 is the plan for the detached garage to be built in the rear of the property.

C. The design and construction of both the house and the garage is essentially the Queen Anne style with a stucco and cultured stone exterior, hipped roof lines, a slate-looking roof that may be made of metal or other materials, an asphalt or rubber roof on the porch roof, various towers and gables, turned posts at the porch, a wood front door and wood porch, wood double-hung windows, with a garage that matches in style and materials, including cultured stone and stucco. The two-bay garage door will be made of wood or wood-grain look metal and will match the windows and door. The house will be just under thirty-five (35) feet high.

D. There is a circular driveway in the front yard in addition to the driveway to the rear garage, which circular driveway in the front yard lies within the setback area from the street and/or property line, the Commission was advised by Richard Wolff, the zoning officer. The Commission did not find that to detract from the house construction or the Historic district or Design Guidelines.

E. The color rendering (the last two pages of the plan set) depicted two different color schemes; the Commission did not express a preference.

F. Based on the Application, photographs, plan set and Mr. Buckman's and Mr. Amin's testimony, and the representations they made, on behalf of owner and Applicant, Harvard Place Properties, LLC, the Commission agreed that the proposed construction of the house and garage

at 385 Lawnridge Road, Block 6901, Lot 18, will advance the goals of the Master Plan, zone plan, Design Guidelines, and the Municipal Land Use Law, as well as the Montrose-Seven Oaks Historic District.

G. The Commission was pleased to see the new construction proposed for this vacant lot in the Historic District, and approved of the style of the architecture to be employed. The Commission found that the proposed construction 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 new construction on Block 6901, Lot 18, also known as 385 Lawnridge Road, City of Orange Township, per the plan set and color renderings, and as testified to by Messrs. Amin and Buckman, and incorporating any conditions, agreements and representations in the testimony on the record at the meeting and as set forth herein.

I. The Applicant must comply with all codes, be they federal, state, local or general including for lighting, traffic, security, 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 goals for the Montrose-Seven Oaks Historic District.

B. The Commission further finds that the proposed construction 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, Design Guidelines, map and regulations. This design and construction will advance the goals of the Master Plan, the zone plan and ordinance, and the Municipal Land Use Law.

C. This is not a zoning approval. The OHPC does not examine applications with respect to either zoning or use. This is not a building or construction permit. This is not an approval of any side yard, rear yard or front yard setbacks, maximum lot coverage, floor area ratio, impervious surface, or compliance with any other local land use ordinance requirement, site plan ordinance requirement, or any other code, including but not limited to International Residential Code, National Electrical Code, National Standard Plumbing Code, International Energy Conservation Code, International mechanical Code, International Fuel Gas Code, N.J. Rehabilitation Sub-code, and the N.J. Barrier Free Sub-code.

D. 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 and color renderings submitted, and the testimony and representations made therein, which must be strictly followed, subject to the foregoing conditions in Section I. A through I, Section II. A through D, Section III through VIII including the following additional conditions, where applicable:

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 Sub-code and/or Americans With Disabilities Act (ADA).

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.

2. Final approval from and comply with the requirements of the Union County Soil Conservation Service, if required.

3. All other necessary approvals from applicable county, state, regional and federal agencies.

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 (2nd)	<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	<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:

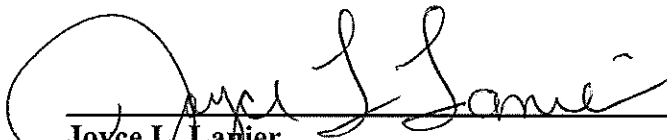
Motion: Leight

Second: Carroll


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

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. Lanier
 Secretary



 Keith Carroll
 Vice Chair