

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

August 19, 2020

The Secretary announced that this is a meeting of Historic Preservation Commission of the City of Orange Township held via audio-video conferencing on Wednesday, August 19, 2020 at 7:40 p.m.

The Secretary asked all to stand for the Pledge of Allegiance to the American Flag.

ROLL CALL

Present: Commissioner Kathy Dowd
Commissioner Jody Leight
Commissioner Brandon Matthews
Commissioner Janice Morrell Arrived at 8:05 p.m.
Commissioner Troy Simmons
Commissioner Abdiel Velez
Commissioner Karen Wells

Also Present: Joyce L. Lanier, Secretary
Janine Bauer, Esq.

Absent: Commissioner Keith Carroll

The Secretary announced that the requirement of N.J.S.A. 10:4-9 et. seq., “Sunshine Law” has been met. A notice of this meeting was sent to the Star Ledger, published in the Record Transcript on July 30, 2020 posted on the City’s website (www.ci.orange.nj.us) and the Council’s website (www.orangetwpnjcc.org) and filed in the Office of the City Clerk.

MEETING MINUTES

- **July 15, 2020 Meeting Minutes** (*Commissioner Matthews and Velez were absent and should abstain*)

Motion to adopt by Commissioner Simmons, second by Commissioner Leight.

Roll Call

	<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.

PUBLIC HEARING

The Secretary read into the record the following Public Hearing Notice:

The public will be allowed to question witnesses testifying on behalf of the Application for a Certificate of Appropriateness, after the presentation is completed and after questions from the Commission. During the public hearing on the Application, the public will be allowed to comment on any new Certificate of Appropriateness Application upon completion of the Applicant's presentation and questions from the Commission. Each person addressing the Commission shall give his or her name and address in an audible tone for the record, and unless further time is granted by the presiding officer shall limit his or her address to five (5) minutes unless the comments are repetitive of other witnesses in which case the presiding officer may further limit the comment period.

NEW BUSINESS

- A. Certificate of Appropriateness Application – 386 Tremont Avenue, Orange, N.J. (Redo porch and front steps, replace front door and install fence around property.) (*Rescheduled for the July 15, 2020 meeting - requested revised plans.*)**

Secretary reported new plan photos were submitted.

Ms. Parbattie Sirdar the Applicant and owner, made a second presentation to the Commission after receiving suggestions as to how to improve her Application at a previous meeting. The new plans consisted of three (3) pages of hand drawn diagrams photographed with a cell phone with dimensions of the property yard where the fence would be constructed (titled Photo 1), the front elevation including the porch, front stairs, wooden railing and slats, cinder block porch support columns, and porch columns (Photo 2), the porch floor dimensions (Photo 3), photographs of the existing conditions (Photos 4, 6, 7, and 8), a photograph of wood for the porch floor (Photo 5), a photograph of the manufacturer's specification for a new front door (Photo 9), a photographs of the already-purchased new proposed replacement front door (Photo 11), and six photographs of fence styles proposed to be installed/constructed. (Photos 12-17);

The Commission found that all the proposed repairs and replacements were reasonable and appropriate for a Certificate of Appropriateness to issue, except for the new modern front door.

The Secretary inquired if there were any citizens wishing to comment. There were no citizen comments.

Motion to close public hearing by Commissioner Simmons, second by Commissioner Matthews. Motion was unanimously approved.

Motion to grant Certificate of Appropriateness to replace the deteriorating front porch floor with new Mahogany wood floorboards, new column supports for the front porch with cinder blocks, open areas underneath the porch to be covered with lattice beneath the porch floor in between the cinderblock support columns, and to erect a fence around the yard including a front gate per the plans submitted, with the fence to be composed of brick columns spaced apart, with metal (iron not steel) or wood posts or pickets placed in between the brick columns in accordance with the plans submitted.

Motion to adopt by Commissioner Simmons, second by Commissioner Leight.

Roll Call

	<u>Yea</u>	<u>Nav</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 – 423 Berkeley Avenue, Orange, N.J. (Remove and replace 4 DH windows.)

Ms. Jeanine Tolve, representative of Home Depot presented the project, which consist of replacing seven windows with in kind material, in the same locations and size, all double-hung windows. All of the windows to be replaced are vinyl windows, and the new windows will also be vinyl windows. There are twenty (20) windows total in the home. The seven being replaced are deteriorated and need to be replaced.

The Commission found that although vinyl is a not allowed material under the Design Guidelines, the pre-existing nature of the existing vinyl windows results in a pre-existing condition in which replacements may be made in kind, including with vinyl. In addition, the property has vinyl windows, and they are simply being replaced.

The Secretary inquired if there were any citizens wishing to comment. There were no citizen comments.

Motion to close public hearing by Commissioner Leight, second by Commissioner Matthews. Motion was unanimously approved.

Motion to grant Certificate of Appropriateness to install vinyl windows.

Motion to adopt by Commissioner Matthews, second by Commissioner Velez.

Roll Call

	<u>Yea</u>	<u>Nav</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 – 381 Heywood Avenue, Orange, N.J.
(Remove and replace existing roof. Extend roof at rear of house.)**

The property owner Mr. Thompson and Mr. Recio, a representative of Wilbur’s Painting, LLC, both testified that the existing roof is deteriorated, and needs to be replaced. The plans are to remove the existing roof, install new plywood decking and apply architectural asphalt shingles to match the existing shingles on the existing roof, of the Timberline HDZ type, in the color charcoal.

The Secretary inquired if there were any citizens wishing to comment. There were no citizen comments.

**Motion to close public hearing by Commissioner Simmons, second by Commissioner Morrell.
Motion was unanimously approved.**

Motion to grant Certificate of Appropriateness to remove and replace the existing roof by installing new plywood decking and new architectural asphalt shingles to match the existing shingles of the timberline HDZ type.

Motion to adopt by Commissioner Dowd, second by Commissioner Matthews.

Roll Call

	<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 – 500 South Center Street, Orange, N.J.
(Remove and replace 8 DH windows.)**

Mr. Allen Haydu, a representative of Home Depot, presented the project, which consist of replacing eight (8) windows will in kind material, in the same locations and size, all double-hung windows. All of the windows to be replaced are vinyl windows, and the new windows will also be vinyl windows.

The Commission found that although vinyl is a not allowed material under the Design Guidelines, the pre-existing nature of the existing vinyl windows results in a pre-existing condition in which replacements may be made in kind, including with vinyl. In addition, the property has vinyl windows, and they are simply being replaced.

The Secretary inquired if there were any citizens wishing to comment. There were no citizen comments.

**Motion to close public hearing by Commissioner Leight, second by Commissioner Matthews.
Motion was unanimously approved.**

Motion to grant Certificate of Appropriateness to install vinyl windows

Motion to adopt by Commissioner Morrell, second by Commissioner Matthews.

Roll Call

	<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 – 352 Hillside Avenue, Orange, N.J. (Remove existing shingles and replace with exact look dimensional shingles)

Mr. Trifari a representative of Statewide Rehab, Inc. testified that the existing roof is deteriorated and needs to be replaced. The roof project will consist of removing the existing shingles down to the sheathing, and replace with new dimensional shingles, of the type shown in the Tamko Products specifications appended to the Application.

The Secretary inquired if there were any citizens wishing to comment. There were no citizen comments.

Motion to close public hearing by Commissioner Simmons, second by Commissioner Wells.

Motion was unanimously approved.

Motion to grant Certificate of Appropriateness to replace the existing deteriorating roof with new dimensional heritage laminated asphalt shingles.

Motion to adopt by Commissioner Matthews, second by Commissioner Dowd.

Roll Call

	<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 None.

OTHER BUSINESS

- ZONING OFFICER APPROVAL: None.**

PENDING BUSINESS

The following matters were discussed:

- The Secretary announced that there is a potential grant application. The Commissioners discussed the types of projects that the money could be used for.
- HPC coming before the Council under matters of discussion.
- Scheduling of a work session for August 29th to meet with Millennium to discuss the grant application.
- The Secretary requested that the Commissioners report any construction around the City they may not have a construction permit.
- Notification to both the South Orange Historic Preservation Commission and homeowner of 506 Keasby Road a/k/a 565 Berkeley regarding proposed demolition and construction of six single family homes.

Adjourn Meeting:

Motion to adjourn by Commissioner Simmons, second by Commissioner Wells.

Motion was unanimously approved.

Meeting adjourned at 9:23 p.m.

The next Historic Preservation Commission Meeting is scheduled for Wednesday, September 16, 2020 virtually at 7:30 p.m.

APPROVED:

Joyce L. Lanier
Secretary

Troy Simmons
Chair