

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

November 18, 2020

The Secretary announced that this is a meeting of the Historic Preservation Commission of the City of Orange Township held via audio-video conferencing on Wednesday, November 18, 2020 at 7:36 p.m.

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

ROLL CALL

Present: Commissioner Keith Carroll
Commissioner Kathy Dowd
Commissioner Jody Leight
Commissioner Janice Morrell Arrived at 7:58 p.m.
Commissioner Troy Simmons
Commissioner Karen Wells

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

Absent: Commissioner Brandon Matthews
Commissioner Abdiel Velez

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

- **October 21, 2020 Meeting Minutes (Commissioners Matthews, Simmons and Velez were absent and should abstain.)**

Motion to adopt by Commissioner Leight, 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.

PUBLIC HEARING

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 Appropriation 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 – 540 Forest Street, Orange, N.J. (Installation of roof mounted solar systems) (Rescheduled from the 10/21/2020 Meeting)

Mr. Leonard Stewart testified that he would like to have solar panels installed on the roof of his home. Ms. Angela Chakov from Solar Vision also testified that the solar panels will be installed on the right side of the roof and would not be visible from the street.

Attorney Bauer questioned the layout of the solar panels per drawings submitted and its visibility from the street.

The HPC requested that plans be reconfigured and the first four panels moved to the back of the home. Ms. Chakov further testified that she will have the design team work on the reconfiguration.

Motion to approve the Certificate of Appropriateness for the roof mounted solar system based on a referral to the Technical Committee for a revised set of plans where the solar panels are not visible from the street by Commissioner Simmons, second by Commissioner Wells.

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.

B. Certificate of Appropriateness Application – 390 Heywood Avenue, Orange, N.J. (new exterior siding, roofing and windows)

Ms. Amy Ritterman testified that she represents the owners JSM Partners, LLC and provided a description of the project, which consist of replacing the roof, adding new vinyl siding and replacing the windows.

The HPC advised this is an English Tutor style house and per the guidelines vinyl siding will not be approved. The HPC recommended that the exterior of the home be restored. Unfortunately, the window plans submitted do not match the character of the house. The windows should be divided light windows.

Lastly, the HPC has requested that the applicant's application be rescheduled to the next meeting and a revised scope of work be submitted.

Motion to postpone application to the December 16, 2020 meeting by Commissioner Simmons, second by Commissioner Wells.

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.

C. Certificate of Appropriateness Application – 338 Elizabeth Street, Orange, N.J. (Installation of roof mounted solar panels)

Mr. Daniel Dunzik an architect who designed the work for Momentum Solar testified and described the project, which consists of installing 9 solar panels at the South portion of the house. Mr. Dunzik further testified that the solar panels will not be able to seen from the street.

Motion to approve Certificate of Appropriateness to install a solar system on the roof as per plans by Commissioner Carroll, second by Commissioner Simmons.

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

14-2020 A RESOLUTION OF THE CITY OF ORANGE TOWNSHIP HISTORIC PRESERVATION COMMISSION GRANTING CERTIFICATE OF APPROPRIATENESS TO M & T BANK AND IMAGE ONE INDUSTRIES, LLC FOR SIGNAGE AT THE PROPERTY AT 288 MAIN STREET IN THE CITY OF ORANGE TOWNSHIP, N.J., BLOCK 2802, LOT 1 ON THE CITY OF ORANGE TOWNSHIP TAX MAP, TO REPLACE THE EXISTING SIGNS WITH NEW

SIGNS PER THE PLANS SUBMITTED. (Commissioners Matthews, Simmons and Velez were not in attendance and should abstain.)

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

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.

15-2020 A RESOLUTION OF THE CITY OF ORANGE TOWNSHIP HISTORIC PRESERVATION COMMISSION GRANTING CERTIFICATE OF NO EFFECT TO RAFAEL BERNAL FOR HIS PROPERTY AT 171-173 MAIN STREET IN THE CITY OF ORANGE TOWNSHIP, N.J., BLOCK 1902, LOT 14 ON THE CITY OF ORANGE TOWNSHIP TAX MAP, TO REPLACE THE ROOF WHICH IS FLAT AND THE REPLACEMENT WILL NOT BE VISIBLE FROM THE STREET OR ANY PUBLIC RIGHT OF WAY. (Commissioners Matthews, Simmons and Velez were not in attendance and should abstain.)

Motion to adopt by Commissioner Dowd, 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.

OTHER BUSINESS

1. **ZONING OFFICER APPROVAL: None.**
2. **The Secretary confirmed that the Main Street Project letter has been submitted.**

PENDING BUSINESS

The HPC discussed the proposed redevelopment plan for Highland Avenue and Lincoln Avenue, which consist of building two apartment buildings at the corner of Highland Avenue and Lincoln Avenue. The following topics were discussed:

- HPC's opposition to the plan;
- Narrow intersection;

- Location of the project at the Montrose-Seven Oaks Historic District.
- The Zoning Board's denial of a plan 10 years ago;
- The Zoning Board's denial of the Love of Jesus Mega Church application;
- Hearing scheduled for November 30th before the Planning Board;
- Newly adopted amended Zoning Ordinance and consideration of proposed citizen amendments in the future;
- Master Plan;
- Zoning Board's meeting scheduled on November 23rd to discuss Zoning Ordinance.

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

Motion was unanimously approved.

Meeting adjourned at 9:05 p.m.

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

APPROVED: March 17, 2021

J Lanier

Joyce L. Lanier
Secretary

Troy Simmons

Troy Simmons
Chair