

CITY OF ORANGE HISTORIC PRESERVATION COMMISSION

DATE: JULY 21, 2021

NUMBER: 15-2021

TITLE: A RESOLUTION OF THE CITY OF ORANGE TOWNSHIP HISTORIC PRESERVATION COMMISSION GRANTING CERTIFICATE OF APPROPRIATENESS FOR 510 VALLEY STREET, CITY OF ORANGE TOWNSHIP, N.J., WHICH IS BLOCK 6002, LOT 1 ON THE CITY OF ORANGE TOWNSHIP TAX MAP, FOR ROOF REPLACEMENT

WHEREAS, the Orange Historic Preservation Commission (OHPC) received and reviewed the Application submitted by the Owner, the Archdiocese of Newark, and Applicant Edras Group Corp., for the property known as 510 Valley Street, also known as Block 6002, Lot 1 on the City of Orange Township Tax Map, which is Our Lady of the Valley R.C. Church, in the Orange Valley Historic District;

WHEREAS, the Application consisted of the Application itself dated June 9, 2021 and signed by the Applicant Diego Tome, a representative of the contractor Edras Group Corp., and Church's representative, Fr. Miguel Suarez, thirteen color photographs of the Church, an Edras Group Corp. submittal form describing material to be used, and several pages of product information for the GAF Timberline Ultra HD shingles, and installation materials; 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 additional materials and listened to the testimony and is granting approval in reliance upon the representations made in the Application, together with the testimony of Diego Tome, representative of Edras Group Corp, on behalf of the Applicant and Owner, in the public presentation by the Applicant and owner on June 16, 2021;

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 property, which is Our Lady of the Valley R.C. Church at 510 Valley Street, also known as Block 6002, Lot 1 on the City of Orange Township Tax Map, is the Archdiocese of Newark.

B. Together with the contractor and Applicant, Edras Group Corporation, 12 Railroad Place, Belleville, N.J., the owner submitted an Application for a Certificate of Appropriateness seeking

approval to install a new roof on several sections of the Our Lady of the Valley R.C. Church in the Orange Valley Historic District. Together with the Application dated June 9, 2021, there were thirteen (13) color photographs and a Submittal Form prepared by Edras Group specifying each product that will be used in the project, including the shingles, sealant, mortar, etc. and supporting product information from the manufacturers of each product.

C. Fr. Miguel Angel Suarez was in attendance representing the Church, and he stated that there was ongoing water intrusion through the existing roof.

D. Mr. Diego Tome, representative of the contractor, Edras Group Corp., was sworn and testified in support of the Application. The purpose of the Application is to replace all of the asphalt shingles on the roof of the Church, which are deteriorated. There are several sections of the roof based on the design of the Church, and the Commission members were assured that the entire roof is being replaced with the same shingle, specifically, GAF Timberline Ultra HD Shingles. The color, instead of the bright red shingles currently affixed to the roof, will be a dark orange color named “Hickory” on the product sheet. All section of the new roof will be the same color including any horizontal bands across the building.

E. Otherwise, the Applicant’s representative testified that the roof will be replaced with the new shingles in the exact same manner as it exists now. Mr. Tome further testified that there will be no brick work or mortar work except to the extent that any bricks are broken or damaged, in which case they will be replaced with like-kind historic materials per the product sheets supplied.

F. As with all roof replacements, the Applicant and owner were advised to preserve all architectural features and not to remove or replace them including eaves, overhangs, gutters, corbels, molding, windows, louvers, etc. except as approved in advance or with the same or like-kind materials.

G. At the public hearing portion of the meeting, there were no comments from the public.

H. Based on the photographs and information provided as to the need for a new roof and that is would be installed with like kind materials (asphalt shingle), the Commission agreed to the request for a Certificate of Appropriateness to install a new roof. This approval is limited to the new roof and is based upon the testimony and representations, Application, product sheets and photographs submitted.

II. CONCLUSIONS OF LAW

A. The Commission agreed that request to install a new roof warranted relief, and would advance the goals of the Orange Valley Historic District, the City’s Master Plan, the zone plan and ordinance, Design Guidelines, and the Municipal Land Use Law.

B. The Commission found that the Applicant demonstrated by virtue of the Application, testimony, photographs and product information as to the need for the new roof, that the relief sought in the Application is warranted, and that a Certificate of Appropriateness shall issue for the new roof only.

C. Therefore, it is appropriate that the Historic Preservation Commission hereby APPROVES the issuance of a CERTIFICATE OF APPROPRIATENESS to the Applicant and Owner for a new shingle roof made up of, specifically, GAF Timberline Ultra HD Shingles in color Hickory.

D. This is not a zoning approval. The OHPC does not examine applications with respect to either zoning or use including setbacks. 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.

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 H, Section II. A through D, Section III. A through I, and Section IV. A-D, hereof, and the following additional conditions of Section V to VIII, 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.
2. Final approval from and comply with the requirements of the Essex County Soil Conservation Service, if required.
3. All other necessary approvals from applicable county, state, regional and federal agencies, as 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 (2 nd)	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Kathy Dowd (mover)	<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>X</u>	<u> </u>	<u> </u>	<u> </u>

Troy Simmons	_____	_____	_____	<u>X</u>
Abdiel Velez	_____	_____	_____	<u>X</u>
Karen Wells	<u>X</u>	_____	_____	_____

MEMORIALIZATION:

This Resolution adopted this 21st day of July, 2021 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:

	Yes	No	Abstain	Absent
Keith Carroll	_____	_____	_____	<u>X</u>
Kathy Dowd (M)	<u>X</u>	_____	_____	_____
Jody Leight (S)	<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>	_____	_____	_____

I hereby certify that the foregoing is a true copy of a Resolution of the City of Orange Township Historic Preservation Commission memorialized on July 21, 2021.

APPROVED: July 21, 2021

JOYCE L. LANIER

JODY LEIGHT

Joyce L. Lanier
Secretary

Jody Leight
Acting Chair