

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

This is a meeting of the Historic Preservation Commission of the City of Orange Township held via audio-video conferencing on Wednesday, January 18, 2023, at 7:08 p.m.

The Pledge of Allegiance to the American Flag was led by Commissioner Troy Simmons.

ROLL CALL

Present	Commissioner Keith Carroll Commissioner Kathy Dowd Commissioner Janice Morrell (Arrived at 7:31pm) Commissioner Troy Simmons Commissioner Karen Wells
Also Present	Joyce L. Lanier, Secretary Janine G. Bauer, Esq., Counsel Trisha Scipio, Administrative Staff
Absent	Commissioner Jody Leight Commissioner Brandon Matthews Commissioner Abdiel Velez

The Secretary announced 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 November 4, 2021 posted on the Council's website (www.orangetwpnjcc.org), the City's website (www.ci.orange.nj.us) and filed in the Office of the City Clerk

MEETING MINUTES

December 21, 2022, Meeting Minutes (Commissioner Brandon Matthews, and Commissioner Abdiel Velez were absent and should abstain)

A motion to adopt the December 21, 2022, was made by Commissioner Katy Dowd and seconded by Commissioner Keith Carroll

Roll Call

Yea: Commissioner Keith Carroll, Commissioner Kathy Dowd, Commissioner Troy Simmons and Commissioner Karen Wells
Nay: None
Abstain: None
Absent: Commissioner Jody Leight, Commissioner Brandon Matthews, Commissioner Janice Morrell and Commissioner Abdiel Velez

Motion Adopted

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 – C11165-2022

605 Nassau Street, Block 5004, Lot 39, Orange Valley Historic District (Repair roof of front porch, repair porch) (Owner – Christian Lliguicota) (November Meeting | Referred to TRC) (Public Hearing)

Christian Lliguicota and Jhaquelin Lema were sworn in by Janine G. Bauer, Esq.

Jhaquelin Lema stated the Commission requested additional photos which they did submit. The work has been done. There is vinyl on all four sides of the house. Janine stated the Commission could rule to have it removed but the City issued a permit. Commissioner Troy Simmons stated this should have been reviewed before the work began. Janine G. Bauer, Esq. inquired if they were issued a permit and they did receive a permit. The Clerk's Office will acquire the permit. They need the written letter for inspection.

A motion to approve as submitted was made by Commissioner Keith Carroll and seconded by Commissioner Kathy Dowd

Roll Call

Yea: Commissioner Keith Carroll, Commissioner Kathy Dowd, Commissioner Troy Simmons, and Commissioner Karen Wells

Nay: None

Abstain: None

Absent: Commissioner Jody Leight, Commissioner Brandon Matthews, Commissioner Janice Morrell and Commissioner Abdiel Velez

Motion Adopted

B. Certificate of Appropriateness Application – A1181-23

531 Valley Street, Block 6008, Lot 9, Orange Valley Historic District

(Solar Panels: Install rooftop solar mount) (Ardell Long Temple – Owner/ Brook Wilson – Orbit Solar Contractor)

Sean Angelini and Ardell J. Long-Temple were sworn in by Janine G. Bauer, Esq.

Janine Bauer, Esq. requested to see the layout and photos of the property. The photos were shared on screen. Sean Angelini stated the system proposed would offset 99% of the homeowner's electric use. He is very experienced in Solar Panel installation. Commissioner Troy Simmons stated the panels should not be visible from the street view. Ms. Long-Temple stated the panels will not be visible from across the street. The neighboring homes would also conceal the panels. Ms. Long-Temple stated the Solar Panels are necessary as it will aid with her medical conditions. Commissioner Troy Simmons suggested relocating the four panels on the front of the house to the back of the house. Mr. Angelini stated the Fire Code setbacks have to be met. Ms. Long-Temple stated the relocating of the panels would be difficult because of the code. The roof has a slant it may be a cause for a concern. Commissioner Troy Simmons stated Mr. Angelini should revise the layout and allow The TRC to review the revisions. Sean Angelini of 609-868-3221 sangelini@orbitenergy.us

A motion to close public comments was made by Commissioner Troy Simmons and Commissioner Kathy Dowd

A motion to approve location and installation of the 22 panels and the 4 panels will be deferred to the TRC was made by Commissioner Troy Simmons and seconded by Commissioner Keith Carroll

Roll Call

Yea: Commissioner Keith Carroll, Commissioner Kathy Dowd, Commissioner Troy Simmons, and Commissioner Karen Wells

Nay: None

Abstain: Commissioner Janice Morrell

Absent: Commissioner Jody Leight, Commissioner Brandon Matthews, and Commissioner Abdiel Velez

Motion Adopted

RESOLUTIONS

1-2023 A resolution authorizing the award of a Professional Service contract to Szaferman LaKind, P.C. to provide legal counseling to the Orange Historic Preservation Commission of the City of Orange Township in matters as they relate to the Historic Preservation Commission in an amount not to exceed \$7,500.00 for the Calendar Year 2023.

A motion to adopt the Resolution 1-2023 was made by Commissioner Kathy Dowd and seconded by Commissioner Janice Morrell

Roll Call

Yea: Commissioner Keith Carroll, Commissioner Kathy Dowd, Commissioner Janice Morrell, Commissioner Troy Simmons, and Commissioner Karen Wells

Nay: None

Abstain: None

Absent: Commissioner Jody Leight, Commissioner Brandon Matthews, and Commissioner Abdiel Velez

Motion Adopted

2-2023 A RESOLUTION OF THE CITY OF ORANGE TOWNSHIP HISTORIC PRESERVATION COMMISSION GRANTING CERTIFICATE OF APPROPRIATENESS FOR 563 BERKELEY AVENUE, CITY OF ORANGE TOWNSHIP, N.J., WHICH IS BLOCK 5802, LOT 18 ON THE CITY OF ORANGE TOWNSHIP TAX MAP, TO INSTALL ROOF-TOP SOLAR PANELS(*Commission Matthews and Velez were absent and should abstain*)

A motion to adopt the Resolution 2-2023 was made by Commissioner Troy Simmons and seconded by Commissioner Keith Carroll

Roll Call

Yea: Commissioner Keith Carroll, Commissioner Kathy Dowd, Commissioner Janice Morrell, Commissioner Troy Simmons, and Commissioner Karen Wells

Nay: None

Abstain: None

Absent: Commissioner Jody Leight, Commissioner Brandon Matthews, and Commissioner Abdiel Velez

Motion Adopted

3-2023 A RESOLUTION OF THE CITY OF ORANGE TOWNSHIP HISTORIC PRESERVATION COMMISSION GRANTING CERTIFICATE OF APPROPRIATENESS FOR 408 FAIRVIEW ROAD, CITY OF ORANGE TOWNSHIP, N.J., WHICH IS BLOCK 5201, LOT 4 ON THE CITY OF ORANGE TOWNSHIP TAX MAP, TO INSTALL ROOF-TOP SOLAR PANELS (*Commission Matthews and Velez were absent and should abstain*)

A motion to adopt the Resolution 3-2023 was made by Commissioner Kathy Dowd and seconded by Commissioner Janice L. Morrell

Roll Call

Yea: Commissioner Keith Carroll, Commissioner Kathy Dowd, Commissioner Janice Morrell, Commissioner Troy Simmons, and Commissioner Karen Wells

Nay: None

Abstain: None

Absent: Commissioner Jody Leight, Commissioner Brandon Matthews, and Commissioner Abdiel Velez

Motion Adopted

4-2023 A RESOLUTION OF THE CITY OF ORANGE TOWNSHIP HISTORIC PRESERVATION COMMISSION GRANTING CERTIFICATE OF APPROPRIATENESS FOR 348 OGDEN STREET IN THE CITY OF ORANGE TOWNSHIP, N.J., WHICH IS BLOCK 4704, LOT 3 ON THE CITY OF ORANGE TOWNSHIP TAX MAP, FOR A NEW ROOF AND WINDOWS (Commission Matthews and Velez were absent and should abstain)

A motion to adopt the Resolution 4-2023 was made by Commissioner Troy Simmons and seconded by Commissioner Keith Carroll

Roll Call

Yea: Commissioner Keith Carroll, Commissioner Kathy Dowd, Commissioner Janice Morrell, Commissioner Troy Simmons, and Commissioner Karen Wells

Nay: None

Abstain: None

Absent: Commissioner Jody Leight, Commissioner Brandon Matthews, and Commissioner Abdiel Velez

Motion Adopted

5-2023 A RESOLUTION OF THE CITY OF ORANGE TOWNSHIP HISTORIC PRESERVATION COMMISSION GRANTING CERTIFICATE OF APPROPRIATENESS FOR 434 TREMONT PLACE, CITY OF ORANGE TOWNSHIP, N.J., WHICH IS BLOCK 6401, LOT 8 ON THE CITY OF ORANGE TOWNSHIP TAX MAP, TO INSTALL ROOF-TOP SOLAR PANELS (Commission Matthews and Velez were absent and should abstain)

A motion to adopt the Resolution 5-2023 was made by Commissioner Kathy Dowd and seconded by Commissioner Keith Carroll

Roll Call

Yea: Commissioner Keith Carroll, Commissioner Kathy Dowd, Commissioner Janice Morrell, Commissioner Troy Simmons, and Commissioner Karen Wells

Nay: None

Abstain: None

Absent: Commissioner Jody Leight, Commissioner Brandon Matthews, and Commissioner Abdiel Velez

Motion Adopted

6-2023 A RESOLUTION OF THE CITY OF ORANGE TOWNSHIP HISTORIC PRESERVATION COMMISSION GRANTING CERTIFICATE OF APPROPRIATENESS FOR 547 CARY STEET, CITY OF ORANGE TOWNSHIP, N.J., WHICH IS BLOCK 3904, LOT 10 ON THE CITY OF ORANGE TOWNSHIP TAX MAP, TO INSTALL ROOF-TOP SOLAR PANELS (Commission Matthews and Velez were absent and should abstain)

A motion to adopt the Resolution 6-2023 was made by Commissioner Kathy Dowd and seconded by Commissioner Janice Morrell

Roll Call

Yea: Commissioner Keith Carroll, Commissioner Kathy Dowd, Commissioner Janice Morrell, Commissioner Troy Simmons, and Commissioner Karen Wells

Nay: None

Abstain: None

Absent: Commissioner Jody Leight, Commissioner Brandon Matthews, and Commissioner Abdiel Velez

Motion Adopted

7-2023 A resolution of the City of Orange Township Preservation Commission granting a Certificate of

Appropriateness for 546 Chestnut Street, City of Orange Township, N.J., which is Block 6210, Lot 2 on the City of Orange Township tax map, to replace existing siding with Hardie Plank siding preserving all the wood trim and architectural features. (Administratively Approved) (Commission Matthews and Velez were absent and should abstain)

A motion to adopt the Resolution 7-2023 was made by Commissioner Troy Simmons and seconded by Commissioner Keith Carroll

Roll Call

Yea: Commissioner Keith Carroll, Commissioner Kathy Dowd, Commissioner Janice Morrell, Commissioner Troy Simmons, and Commissioner Karen Wells

Nay: None

Abstain: None

Absent: Commissioner Jody Leight, Commissioner Brandon Matthews, and Commissioner Abdiel Velez

Motion Adopted

II. OTHER BUSINESS

- A. Memo regarding Protocol for Ordinary Maintenance and Minor Work to be performed on buildings in the Historic Districts. Commissioner Troy Simmons stated this will be moved to the next meeting
- B. Memo to Wanny Manasse – 480 Heywood Avenue – Commissioner Troy Simmons asked the secretary to read the memo into the record, but Janine Bauer, Esq gave a synopsis instead.

III. ZONING OFFICER APPROVAL:

A. 545 Berkeley Avenue, Block 5801, Lot 16, Montrose Seven Oaks Historic District

(Wooden Fence) (Rescheduled from October Meeting) (Rodney Thomas and Carol Hughes – Owner)
This property was not discussed

B. 596 Berkeley Avenue, Block 6501, Lot 8, Montrose Seven Oaks Historic District

Owner: Mr. Shaik Kaiyoum, application to replace existing slate roof with asphalt shingles, replace the concrete, wood steps and wood windows with vinyl windows.
Commissioner Troy Simmons stated the owner agreed to do a composite roof but he has completed an asphalt shingle roof. The owner told to Commissioner Simmons he could not afford the composite and inquired about another home which had done the same thing. Some of the shingles are even nailed on. One of the things that the HPC is up against is that some of the contractors are not familiar with some of the work that can be done to preserve the Historic look. Janine Bauer, Esq. will write a letter of violation for the green tile roof and 596 Berkeley Ave. Commissioner Karen Wells inquired about the process when residents apply for permits. She also asked if the Building Department distributes the HPC Guidelines which that is not their responsibility.

IV. TECHNICAL REVIEW COMMITTEE REPORT

A. Certificate of Appropriateness Application – C12211-2022

546 Chestnut, Block 6210, Lot 2, Orange, Orange Valley Historic District
(Repair siding)

V. PENDING BUSINESS

- A. **Grant application** – Joyce Lanier stated the application was sent to the County but she has not been informed when the funds will be sent. Janine Bauer, Esq. requested that we find out if the grant is a reimbursement and what the process is. This grant is matched by the City.

VI. ADJOURN MEETING:

A motion to adjourn the meeting was made by Commissioner Kathy Dowd and seconded by Commissioner Troy Simmons

Meeting Adjourned at 8:14pm

The next Historic Preservation Commission Meeting is scheduled for Wednesday, February 15, 2023 virtually at 7:00 p.m.

Approved: February 15, 2023

Joyce L. Lanier
HPC Secretary

Troy Simmons
Chairman