

# THE CITY OF ORANGE TOWNSHIP HISTORIC PRESERVATION COMMISSION

APPLICATION NUMBER: A3151-23 DATE RECEIVED: 2/22/23

MEETING DATE: March 15, 2023 MEETING DATE: \_\_\_\_\_

NAME: Nicholas Williams

PHONE: 917 754 994 E-MAIL: nrwilliams883@gmail.com

NAME: Suntuity Solar LLC Sinielle

PHONE: 739 979 2400<sup>x</sup> 715 E-MAIL: \_\_\_\_\_

BLOCK: 6006 LOT 3  ORANGE VALLEY  MONTRSE SEVEN OAKS PARK  MAIN STREET  ST JOHN'S

ADDRESS: 562 McChesney St Orange NS 07650

PROPOSED WORK: Solar Panels

PHOTOS  SURVEY  STRUCTURAL CERTIFICATION  SKETCHES  MATERIAL SPECIFICATIONS  SITE PLAN

APPLICATION FEE: ✓  CHECK NO: 31601  RECEIPT NO: 4988  ONLINE: \_\_\_\_\_

TRC: \_\_\_\_\_  APPROVED \_\_\_\_\_  DENIED \_\_\_\_\_  RESCHEDULED \_\_\_\_\_

APPROVAL LETTER \_\_\_\_\_  RESOLUTION NUMBER \_\_\_\_\_  RESOLUTION DATE \_\_\_\_\_



**CITY OF ORANGE HISTORIC PRESERVATION COMMISSION**

ORANGE CITY HALL

29 North Day Street, Orange, New Jersey 07050

PHONE (973) 952- 6344 FAX (973) 672-6643

**CITY OF ORANGE PRESERVATION COMMISSION  
APPLICATION FOR CERTIFICATION OF APPROPRIATENESS**

DATE RECEIVED 2/22/2023 APPLICATION # ~~A3151-23~~ A3151-23

APPLICANT(S):  
Name of Applicant(s): Suntuity Solar LLC Dinielle

Address: 2137 Rt 35 N, Holmdel, NJ 07733 Email: njpermitting@suntuity.com

Telephone (Day) 732-979-2400x7156 (Eve) \_\_\_\_\_ (Fax) 732-979-2401

Relationship of Applicant to Property owner:  
 Owner(s)  Lessee  Property Under Contract  Other (Specify)

Explanation if Other: Contractor/Solar Installer

OWNER(S), IF DIFFERENT THAN APPLICANT:  
Name(s) of Owner(s): Nicholas Williams

Address: 562 McChesney St, Orange, NJ 07050 Email: nrwilliams883@gmail.com

Telephone Number: (Day) (917) 754-9944 (Eve) \_\_\_\_\_

Street Address of the Property that is subject of Application: \_\_\_\_\_  
562 McChesney St, Orange, NJ 07050

Tax Block: 6006 Lot: 3

Name of Historic District in which Property lies: \_\_\_\_\_  
 Orange Valley  Montrose Seven Oaks Park  Main Street  St. John's

Existing use of the Property:  
Single Family; Residential

Existing zoning of the Property:  
Single Family; Residential

ORANGE CITY CLERK'S OFFICE  
RECEIVED  
2023 FEB 22 P 12:32

**Describe in detail the proposed work to be done at the Property.**

Install PV solar system on roof with 18 modules. Panels will be flat mounted, but will not exceed roof peak.

**Explain how you plan to prevent, minimize and mitigate any adverse effects to this Property, to nearby historically significant properties, and to the Historic District?**

Suntuity strives for a clean and efficient installation for the homeowner and property.

**Each Application must be accompanied by sketches, drawings, photographs, descriptions or other information sufficient to show the proposed alterations, additions, changes or new construction. The Commission may require the subsequent submission of such additional materials as it reasonably requires to make an informed decision. A submission shall include:**

- **A photograph of each elevation of the structure.**
- **Three (3) copies of drawings, photographs, material brochures, samples, specifications or information that may be necessary to assist the Commission. Copies may be submitted electronically, or by CD or flash drive.**
- **Three (3) copies of a survey, or if applicable, a site plan showing the location of new and existing structures on the site and their location with respect to the building line, property line, and the front of those buildings or structures immediately adjacent to each side of the lot to be built upon.**
- **Three (3) copies of façade elevation(s), if applicable, of the proposed work in sufficient detail to identify the limits and location of the proposed work, and existing and proposed materials to be used.**
- **\$70.00 Application fee (check or money order made to the City of Orange).**

**By signing this Application, I hereby certify that the owner of record authorizes the proposed work and I have been authorized by the owner to make this Application as his/her authorized agent. By signing this Application, the owner hereby grants authorization to the Commission members, and its professional and support staff to enter the Property in question for inspection purposes. By signing this application I further agree that the attorney’s and professional staff’s review of my application is chargeable to me and that I agree to pay for such review separately from the application fee, by depositing an escrow payment of \$ \_\_\_\_\_.**

Signature of Applicant(s) Meaghan Keple  
DocuSigned by: F7A38E78C1F741K...

(Print Name) Meaghan Keple

Date 2/15/2023

Signature of Owner(s) (if different than Applicant) Nicholas Williams  
DocuSigned by: 2F71D0E2E10E437...

(Print Name) Nicholas Williams

Date 2/15/2023

**Submittal of this Application form-properly signed, with the indicated copies of documents and the Application fee will constitute a complete Application. Upon receipt of a complete Application, the Board Secretary will schedule the Application with the Commission. The Applicant delays his/her own Application if all of these required items are not submitted. The Commission shall reach a decision on the Application within forty-five (45) days of submission of a complete Application. The Applicant must appear in front of the Commission in order to present the Application during the public hearing on the scheduled date.**

Telephone: 732-979-2400x7156 Fax: 732-979-2401 Website: \_\_\_\_\_

Date payment received: 2/22/23 Check Number: 31601

Date sent to Finance: 2/22/23 Receipt Number: 4988

Certification of Appropriateness Application Form Adopted 10/21/15, revised 10/6/22.









Scott E. Wyssling, PE  
Coleman D. Larsen, SE, PE  
Gregory T. Elvestad, PE

76 North Meadowbrook Drive  
Alpine, UT 84004  
office (201) 874-3483  
swyssling@wysslingconsulting.com

November 12, 2022

Suntuity Solar  
2137 Route 35  
Holmdel, NJ 07733

Re: Engineering Services  
Williams Residence  
562 McChesney Street Unit B, Orange City NJ  
7.200 kW System

To Whom It May Concern:

We have received information regarding solar panel installation on the roof of the above referenced structure. Our evaluation of the structure is to verify the existing capacity of the roof system and its ability to support the additional loads imposed by the proposed solar system.

**A. Site Assessment Information**

1. Site visit documentation identifying attic information including size and spacing of framing for the existing roof structure.
2. Design drawings of the proposed system including a site plan, roof plan and connection details for the solar panels. This information will be utilized for approval and construction of the proposed system.

**B. Description of Structure:**

**Roof Framing:** 2x8 dimensional lumber at 16" on center.  
**Roof Material:** Composite Asphalt Shingles  
**Roof Slopes:** 23 degrees  
**Attic Access:** Accessible  
**Foundation:** Permanent

**C. Loading Criteria Used**

- **Dead Load**
  - Existing Roofing and framing = 7 psf
  - New Solar Panels and Racking = 3 psf
  - TOTAL = 10 PSF
- **Live Load** = 20 psf (reducible) – 0 psf at locations of solar panels
- **Ground Snow Load** = 30 psf
- **Wind Load** based on ASCE 7-16
  - Ultimate Wind Speed = 120 mph (based on Risk Category II)
  - Exposure Category B

*Analysis performed of the existing roof structure utilizing the above loading criteria is in accordance with the 2021 International Residential Code (IRC) with New Jersey Amendments, including provisions allowing existing structures to not require strengthening if the new loads do not exceed existing design loads by 105% for gravity elements and 110% for seismic elements. This analysis indicates that the existing framing will support the additional panel loading without damage, if installed correctly.*



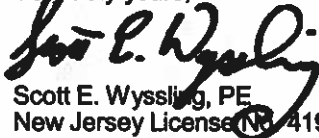
**D. Solar Panel Anchorage**

1. The solar panels shall be mounted in accordance with the most recent Ecofasten installation manual. If during solar panel installation, the roof framing members appear unstable or deflect non-uniformly, our office should be notified before proceeding with the installation.
2. The maximum allowable withdrawal force for a  $5/16"$  lag screw is 235 lbs per inch of penetration as identified in the National Design Standards (NDS) of timber construction specifications. Based on a minimum penetration depth of  $2\frac{1}{2}"$ , the allowable capacity per connection is greater than the design withdrawal force (demand). Considering the variable factors for the existing roof framing and installation tolerances, the connection using one  $5/16"$  diameter lag screw with a minimum of  $2\frac{1}{2}"$  embedment will be adequate and will include a sufficient factor of safety.
3. Considering the wind speed, roof slopes, size and spacing of framing members, and condition of the roof, the panel supports shall be placed no greater than 48" on centers.
4. Panel supports connections shall be staggered to distribute load to adjacent framing members.

Based on the above evaluation, this office certifies that with the racking and mounting specified, the existing roof system will adequately support the additional loading imposed by the solar system. This evaluation is in conformance with the 2021 IRC with New Jersey Amendments, current industry standards and practice, and is based on information supplied to us at the time of this report.

Should you have any questions regarding the above or if you require further information do not hesitate to contact me.

Very truly yours,

  
Scott E. Wyssling, PE  
New Jersey License No. 41996



Wyssling Consulting, PLLC  
76 N. Meadowbrook Drive Alpine UT 84004  
New Jersey COA 24GA28352000

Suntuity Solar  
Maryland OA  
2137 Route 35 N  
Holmdel, NJ 07733

2/21/2023

PAY TO THE  
ORDER OF

Orange City Township

\$  
\$70.00

seventy and 00/100\*\*\*\*\*

DOLLARS

Orange City Township  
29 North Day Street,  
Orange, NJ 07050  
United States

MEMO



*[Handwritten Signature]*  
AUTHORIZED SIGNATURE

Nicholas Williams, 562 McChesney St, City of Orange, New Jersey 07050

⑈031601⑈ ⑆021200025⑆ 5545358813⑈

Suntuity Solar Maryland OA

31601

Orange City Township

2/21/2023

Account

Date Memo

Amount

50160 COST OF GOODS SOLD : INSTALLATION COSTS : PERMIT

\$70.00

\$70.00

Suntuity Solar Maryland OA

31601

Orange City Township

2/21/2023

Account

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\$70.00

OFFICE OF THE MUNICIPAL CLERK  
THE CITY OF ORANGE TOWNSHIP  
CITY HALL  
ORANGE, NEW JERSEY 07050

4988  
DATE 2/22/23

RECEIVED FROM Suntuity Solar  
Seventy dollars + 00/100

\$ 70 00

DOLLARS

FOR 562 Mc Chensney St ck 31601

AMOUNT OF ACCOUNT	70	-
THIS PAYMENT	70	-
BALANCE DUE		

- CASH
- CHECK
- M.O.

BY [Signature]

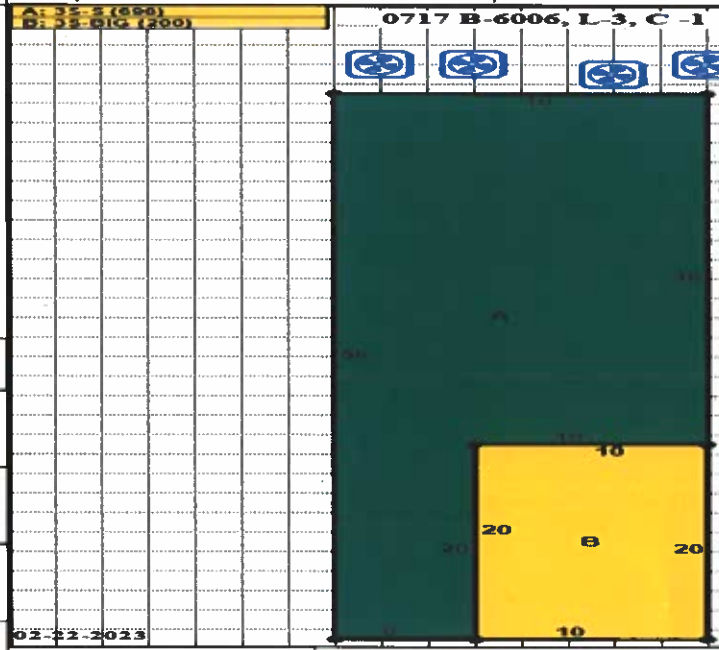
Thank You

Block: 6006 Lot: 3 Qualifier: Card: 1 Last Sale: 09/22/22 for \$310,000

WILLIAMS, NICHOLAS & CUNNINGHAM, PAT  
 562 MCCHESENEY ST  
 ORANGE, NJ 07050  
 562 MC CHESNEY STREET

Units: 1 Nbhd: Model: VCS: RDVF  
 SFLA: 2488 Floor: Bldg Name: Map Page:  
 Prop Class: 2 Occupancy: Zoning: Year Built: 2008/1987  
 Bldg Class: 29 Addtl Lot: NC Interior GOOD  
 Bldg Desc: Land Dim: 2244 SF NC Exterior GOOD  
 Info By: ESTIMATED INT Style: TWIN NC Layout AVERAGE

Main Building	167,977
Attached Items Value	-4,628
Add/Deduct Value	16,489
Base Replacement Cost	179,838
Cost Conversion Factor	1.98
Replacement Cost New	356,079
Net Condition	0.66
Market Adjustment	1.00
Appraised Value	235,012
Detached Items Value	0
Total Land Value	71,928
Total Improvement Value	235,012
Total Value	306,940



Room Count						
	B	1	2	3	4	T
Living	0	0	1	0	0	1
Dining	0	0	1	0	0	1
Kitchen	0	0	1	0	0	1
Bath	0	1	0	2	0	3
Bed	0	0	0	3	0	3
Rec	0	0	0	0	0	0
Den	0	1	0	0	0	1
Total	0	2	3	5	0	10

Valuation Summary			
	Computed	Override	Summary
Land	71,900		71,900
Improv	235,000		235,000
Total	306,900		306,900

Floor Area (footprint)					
Item	Bsmnt	First Upr		Half	Attic
		Floor	Floor		
A 3S-S	0	696	1,392	0	0
B 3S-BIG	0	200	400	0	0
Totals	0	896	1,792	0	0

SqFt Living Area		Sketch Areas	
Item	Area	Description	Sq Ft
First Floor	696	A 3S-S	696
Upper Floor	1,792	B 3S-BIG	200
Half Story	0		
Fin Attic	0		
Living Bsmnt	0		
Unfin Area (-)	0		
Total Area	2,488		

Attached Items		
Seg	Item	Area
B	BI GARAGE	200
	Total Area	200

Detached Items				
Desc	Area	Rate	Const	QF

Miscellaneous		Write Ins	
Desc	Number	Desc	Value

Dwelling Detail	
Element	Description
Bldg Class	29
Type	SEMI DETACHED
Yr Built	2008/1987
Height	3 STORY
Style	TWIN
Roof Type	FLAT/SHED
Roof Mat.	ROLL
Bsmnt/Fin	
Foundation	CONC. SLAB
Exterior	VINYL
Interior	48-PT. BRICK
Floor	DRYWALL
Heat Src	MIXED
Heat Sys	GAS
Air Cond	2488-FORCED AIR
Fireplace	2488-ALL COMBIN
Fireplace	NONE
Plumbing	2-3FIX BATH
	1-2FIX BATH

Sales History				
Owner	Date	Book-Page	Price	NU
WILLIAMS, NICHOLAS & CUNNINGHAM, PAT	09/22/22	20220-95722	310,000	00
PINNOCK, LINFORD & POYSE	04/18/06	06340-00085	290,000	07

Assessment History				
Year	Class	Land	Improv	Net
2023	2	71,900	235,000	306,900
2022	2	71,900	235,000	306,900
2021	2	46,500	158,200	204,700
2020	2	46,500	158,200	204,700
2019	2	46,500	158,200	204,700

Open		Permits	
Date	Number	Description	Value

Block: 6006 Lot: 3 Qual: Old Id: 181-2.01

Owner WILLIAMS, NICHOLAS & CUNNINGHAM, PAT  
 Address 562 MCCHESENEY ST  
 City, State ORANGE, NJ  
 Zip 07050  
 Property 562 MC CHESNEY STREET  
 Class 2  
 Bldg Desc  
 Year Built 2008

Land Value 71,900 Land Dimension: 2244 SF  
 Improv Value 235,000  
 Exemption 0  
 Net Value 306,900

Additional Lot 1:  
 Additional Lot 2:  
 Zoning:  
 Tax Map Page:  
 Square Foot Living Area: 2488

Date	Sale History Book-Page	Amount	Exemption	Exemptions Amount	Term	Expires	Year	Class	Land	Improve	Net
09/22/22	20220-95722	310,000					2022	2	71,900	235,000	306,900
04/18/06		290,000					2021	2	46,500	158,200	204,700
12/30/05							2020	2	46,500	158,200	204,700
							2019	2	46,500	158,200	204,700

Deductions

Senior Citizen	0
Veteran	0
Widow	0
Surviving Spouse	0
Disabled Person	0



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Coleman D. Larsen, SE, PE  
Gregory T. Elvestad, PE

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November 12, 2022

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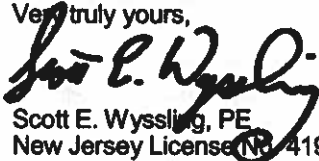
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Should you have any questions regarding the above or if you require further information do not hesitate to contact me.

Very truly yours,

  
Scott E. Wyssling, PE  
New Jersey License No. 41996



Wyssling Consulting, PLLC  
76 N. Meadowbrook Drive Alpine UT 84004  
New Jersey COA 24GA28352000

Suntuity Solar  
Maryland OA  
2137 Route 35 N  
Holmdel, NJ 07733

2/21/2023

PAY TO THE  
ORDER OF

Orange City Township

\$ 70.00

seventy and 00/100\*\*\*\*\*

DOLLARS

Orange City Township  
29 North Day Street,  
Orange, NJ 07050  
United States

MEMO



AUTHORIZED SIGNATURE  
*[Handwritten Signature]*

Nicholas Williams, 562 McChesney St, City of Orange, New Jersey 07050

⑈031601⑈ ⑆021200025⑆ 5545358813⑈

Suntuity Solar Maryland OA

31601

Orange City Township

2/21/2023

Account

Date Memo

Amount

50160 COST OF GOODS SOLD : INSTALLATION COSTS : PERMIT

\$70.00

\$70.00

Suntuity Solar Maryland OA

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OFFICE OF THE MUNICIPAL CLERK

THE CITY OF ORANGE TOWNSHIP  
CITY HALL  
ORANGE, NEW JERSEY 07050

4988

DATE

2/22/23

RECEIVED FROM

Suntuity Solar

Seventy dollars + 00/100

\$

70 00

DOLLARS

FOR

562 Mc Chensney St ck 31601

AMOUNT OF ACCOUNT	70 -
THIS PAYMENT	70 -
BALANCE DUE	

- CASH
- CHECK
- M.O.

BY

*[Handwritten Signature]*

Thank You



## The City of Orange Township Historic Preservation Commission

### INSTRUCTIONS AND REQUIRED ATTACHMENTS FOR ALL APPLICATIONS

If your Application is not deemed complete, it will not be heard and your project will suffer delay. In order for your Application for a Certificate of Appropriateness to be deemed complete, you must provide the following documents with your Application:

- A. Photographs of the existing condition of each elevation (façade) of the structure, front, sides and rear, including photographs of the structure from the nearest public street or sidewalk, approaching the structure and leaving the structure. This means a minimum of three color photographs of the front, and both sides of the house or building. This is essential to understanding what work, installations, improvements etc. will be visible from the Public Street or right-of-way. An aerial shot by a drone of the structure is insufficient to satisfy this requirement.
- B. A site plan or other plan or drawing incorporating the location, type, design and details of the work to be undertaken. The plan must show the location of the street and front of the house or building that is the subject of the Application. Façade elevation(s), if applicable, of the proposed work shall have sufficient detail to identify the limits and location of the proposed work.
- C. Samples, specifications and product information on the materials (shingles, windows, paint, brick, wood siding, etc. that you intend to install) to assist the Commission in understanding the work to be undertaken and the products that will be placed on your property. No vinyl or aluminum siding is allowed on any history property, site or in any historic district. Photographs of examples of property/architectural features elsewhere in the historic district that are sought to be duplicated on your property may be submitted as examples. The Applicant should describe or show the existing and proposed materials to be used in some way. It is always preferred to use the same materials as the original structure.
- D. If applicable, a survey, or a site plan showing the location of any new proposed and existing structures on the site and their location with respect to any existing building footprints, height, property boundary lines, fence locations if applicable, and the front of those buildings or structures immediately adjacent to each side of the property(ies) on which the work will be undertaken, to help the Commission determine the design, scale and massing in context of the historic site, property, or neighborhood district.

### ADDITIONAL INSTRUCTIONS AND REQUIRED ATTACHMENTS FOR SOLAR/PV APPLICATIONS

- A. As part of the plan set for the solar installation, a roof layout plan for the solar/PV panels and equipment, showing the front of the house or building on which the panels will be installed, and the location of the street.
- B. At least three color photographs from the front of the house, and both sides, as described above, in Section I. A., taken from the street level and showing the roof areas on which the solar panels will be placed, so that the Commission can see whether the panels to be attached to the roof according to the roof layout plan will be visible from the street.
- C. A written certification signed by a professional engineer (P.E.) or architect certifying to the fact that the structure and roof of the building that is the subject of the Application on which the solar/PV panels and related equipment will be installed, is capable of bearing the load of the panels and related equipment without any additional support or renovation, and that the installation will comply with the applicable building codes, if properly installed according to instructions.