

THE CITY OF ORANGE TOWNSHIP HISTORIC PRESERVATION COMMISSION

APPLICATION NUMBER: A3153-23 DATE RECEIVED: 3/8/23

MEETING DATE: March 15, 23 MEETING DATE: _____

NAME: Alexandra Ramirez

PHONE: 862-252-4738 E-MAIL: Khamelca@gmail.com

NAME: Suntuity Solar Javier Vera
732-979-2400 x7159

PHONE: 848 212-7920 E-MAIL: njpermitting@suntuity.com Javier.vera@suntuity.com

BLOCK: 5103 LOT 2 ORANGE VALLEY MONROSE SEVEN OAKS PARK MAIN STREET ST JOHN'S

ADDRESS: 2137 Rt 35 N Holmdel NJ 391 Highland Terr

PROPOSED WORK: Solar Panels

- PHOTOS
- SURVEY
- STRUCTURAL CERTIFICATION
- SKETCHES
- MATERIAL SPECIFICATIONS
- SITE PLAN

APPLICATION FEE: 70 CHECK NO: 6783901802 RECEIPT NO: 4990 ONLINE: _____

TRC: _____ APPROVED _____ DENIED _____ RESCHEDULED _____

APPROVAL LETTER _____ RESOLUTION NUMBER _____ RESOLUTION DATE _____

Need structural certification and addl photos



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 1/19/2023 3/8/23 APPLICATION # A 3153-23

APPLICANT(S):
Name of Applicant(s): Suntuity Solar LLC Javier Vera 848-212-7920

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): Alexandra Ramirez

Address: 391 Highland Ter, Orange, New Jersey 07050 Email: khamelca@gmail.com

Telephone Number: (Day) 862-252-4738 (Eve) _____

Street Address of the Property that is subject of Application: _____

391 Highland Ter, Orange, New Jersey 07050

Tax Block: 5103 Lot: 2

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

RECEIVED
ORANGE CITY CLERK'S OFFICE
2023 MAR 9 9:50

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

Install PV solar system on roof with 14 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: F7A3BB46C1F741A...

(Print Name) Meaghan Keple

Date 1/19/2023

Signature of Owner(s) (if different than Applicant) Alexandra Ramirez
DocuSigned by: CP9383004DEB906...

(Print Name) Alexandra Ramirez

Date 2/22/2023

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: 3/8/23 Check Number: 678390182

Date sent to Finance: 3/8/23 Receipt Number: 4990

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

August 30, 2022

Suntuity Solar
2137 Route 35
Holmdel, NJ 07733

Re: Engineering Services
Ramirez Residence
391 Highland Terrace, Orange City NJ
391 Highland Terrace, Orange City NJ
2.400 and 3.200 kW Systems

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: Rafters, 2x6 dimensional lumber at 16" on center.
Roof Material: Composite Asphalt Shingles
Roof Slopes: 32 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.

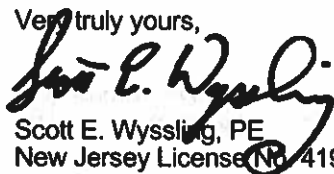
D. Solar Panel Anchorage

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, P.L.L.C
76 N. Meadowbrook Drive Alpine UT 84004
New Jersey COA 24GA28352000









Re-Survey / Re-survey Request(s) pics and information



Stephen Potts
Loc: 40.7666, -74.2438

Re-Survey / Re-survey Request(s) pics and information



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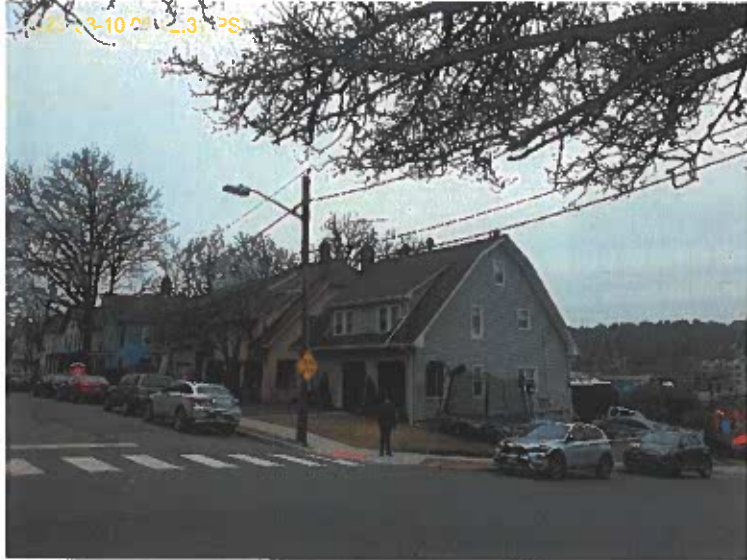
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Stephen Potts
Loc: 40.7666, -74.2438

Block: 5103 Lot: 2 Qual: Old Id: 163-12

Owner: PENA, ALBERTO
 Address: 391 HIGHLAND TER
 City, State: ORANGE, NJ
 Zip: 07050
 Property: 391 HIGHLAND TERRACE
 Class: 2
 Bldg Desc:
 Year Built: 1915

Land Value: 111,400 Land Dimension: 4282 SF
 Improv Value: 201,000
 Exemption: 0
 Net Value: 312,400

Additional Lot 1:
 Additional Lot 2:
 Zoning:
 Tax Map Page:
 Square Foot Living Area: 1843

Sale History
 Date: 10/20/21 Book-Page: 20211-50682 Amount: 444,000
 06/24/04 Amount: 215,000

Exemptions			Prev Assessment History					
Exemption	Amount	Term	Expires	Year	Class	Land	Improve	Net
				2022	2	111,400	201,000	312,400
				2021	2	57,300	104,800	162,100
				2020	2	57,300	104,800	162,100
				2019	2	57,300	104,800	162,100

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

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

4990

DATE 3/8/23

RECEIVED FROM Andrew Riskalla | Sunity Solar \$ 70 00

Seventy dollars

DOLLARS

FOR HPC-APPA3153-23 391 Highland Ter

Thank You

AMOUNT OF ACCOUNT	70	-
THIS PAYMENT	70	-
BALANCE DUE	-	

- CASH
- CHECK
- M.O.

BY 

CASHIER'S CHECK

SERIAL #: 6783901802

ACCOUNT#: 4861-513521

March 7, 2023

0067839 11-24
Office AU # 1210(8)

Remitter: ANDREW RISKALLA
Purchaser: ANDREW RISKALLA
Purchaser Account: xxxxxx8797
Operator I.D.: u365653
Funding Source: Paper Item(s)

PAY TO THE ORDER OF ***ORANGE CITY TOWNSHIP***

**Seventy and 00/100 -US Dollars **

\$70.00

Payee Address:
Memo:

WELLS FARGO BANK, N.A.
2145 STATE ROUTE 35
HOLMDEL, NJ 07733
FOR INQUIRIES CALL (480) 394-3122

NOTICE TO PURCHASER-IF THIS INSTRUMENT IS LOST,
STOLEN OR DESTROYED, YOU MAY REQUEST CANCELLATION
AND REISSUANCE. AS A CONDITION TO CANCELLATION AND
REISSUANCE, WELLS FARGO & COMPANY MAY IMPOSE A FEE
AND REQUIRE AN INDEMNITY AGREEMENT AND BOND.

VOID IF OVER US \$ 70.00

NON-NEGOTIABLE

Purchaser Copy

8004 (10/19) 1-2023 10204191

PRINTED ON LINEMARK PAPER - HOLD TO LIGHT TO VIEW. FOR ADDITIONAL SECURITY FEATURES SEE BACK.

CASHIER'S CHECK

6783901802

0067839 11-24
Office AU # 1210(8)

Remitter: ANDREW RISKALLA
Operator I.D.: u365653

March 7, 2023

PAY TO THE ORDER OF ***ORANGE CITY TOWNSHIP***

**Seventy and 00/100 -US Dollars **

\$70.00

Payee Address:
Memo:

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2145 STATE ROUTE 35
HOLMDEL, NJ 07733
FOR INQUIRIES CALL (480) 394-3122

VOID IF OVER US \$ 70.00


CONTROLLER

⑈6783901802⑈ ⑆121000248⑆4861 513521⑈

Security Features Included. FD Details on Back.



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.