

**City of Orange Township  
Historic Preservation Commission Meeting  
Minutes  
March 15, 2023**

This is a meeting of the Historic Preservation Commission of the City of Orange Township held via audio-video conferencing on Wednesday, March 15, 2023, at 7:00 p.m.

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

**ROLL CALL**

**Present**            Commissioner Keith Carroll  
                         Commissioner Kathy Dowd  
                         Commissioner Jody Leight  
                         Commissioner Janice Morrell (Arrived at 7:43pm)  
                         Commissioner Troy Simmons, Chairman  
                         Commissioner Karen Wells (Arrived at 7:07pm)

**Also Present**    Joyce L. Lanier, Secretary  
                         Janine Bauer, Board Attorney  
                         Trisha Scipio, Administrative Staff

**Absent**             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 20, 2022 posted on the Council’s website ([www.orangetwpnjcc.org](http://www.orangetwpnjcc.org)), the City’s website ([www.orangenj.gov](http://www.orangenj.gov)) and filed in the Office of the City Clerk.

**MEETING MINUTES**

February 15, 2023, Meeting Minutes (Commissioner Brandon Matthews, and Commissioner Abdiel Velez were absent and should abstain)

A motion to adopt the February 15, 2023, Meeting Minutes was made by Commissioner Keith Carroll and seconded by Commissioner Jody Leight.

**Roll Call**

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

**Motion Adopted**

**PUBLIC HEARING**

The Secretary announced that 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 – A3151-23  
562 McChesney Street, Block 6006, Lot 3, Orange Valley Historic District  
(Solar Panels) (Owner – Nicholas Williams | Suntuity Solar) (Public Hearing)**

Nicholas Williams was sworn in by Board Attorney, Janine Bauer, Esq.

Janine Bauer stated that 18 panels are one side of the roof that faces Langdon. She inquired if they would be visible from the street. Mr. Williams stated this was a joined house and there are two sides. The site plans display panels on the side and there is a question if they will be visible from the Langdon Street side. Mr. Williams stated that the panels would be visible from Langdon. Commissioner Simmons suggested this be referred to TRC.

A motion to refer Application A3151-23, 562 McChesney Street for Solar Panel installation to the TRC was made by Commissioner Jody Leight and seconded by Commissioner Troy Simmons

**Roll Call**

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

Nay: None

Abstain: None

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

**Motion Adopted: Referred to TRC**

The TRC will convene on Friday at 8:30 am

**B. Certificate of Appropriateness Application – A3152-23  
277 Highland Avenue, Block 4802, Lot 29, Montrose Seven Oaks Historic District  
(Solar Panels) (Homeowner Dwana Waters | Freedom Forever) (Public Hearing)**

Dwana Waters of 277 Highland Avenue appeared for this application.

Janine Bauer stated the solar panel placement was not appropriate and the Solar company was informed and asked to submit a new plan to make sure the panels are not visible from the street view.

**C. Certificate of Appropriateness Application – A3153-23  
391 Highland Terrace, Block 5103, Lot 2, Montrose Seven Oaks Historic District  
(Solar Panels) (Homeowner Alexandra Ramirez | Suntuity Solar) (Public Hearing)**

The applicant was not present.

**D. Certificate of Appropriateness Application – A3154-23  
185 Oakwood Place, Block 3304, Lot 34, Orange Valley Historic District  
(Solar Panels) (Homeowner Taikisha Baker | Sunrun Solar) (Public Hearing)**

TaiKisha Baker and Matthew Demjanick of SunRun appeared for this application.

Janine Bauer, Esq. stated this application was complete and could be approved administratively as the panels would not be seen from the street view.

A motion to approve Application A3154-23, 185 Oakwood Place for Solar Panel installation was made by Commissioner Troy Simmons and seconded by Commissioner Kathy Dowd

**Roll Call**

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

**Motion Adopted**

**TECHNICAL REVIEW COMMITTEE REPORT**

There were no Technical Review Committee Reports.

**RESOLUTIONS**

**10-2023 A RESOLUTION OF THE CITY OF ORANGE TOWNSHIP HISTORIC PRESERVATION COMMISSION GRANTING CERTIFICATE OF APPROPRIATENESS FOR 406 CLARENDON PLACE IN THE CITY OF ORANGE TOWNSHIP, N.J., WHICH IS BLOCK 4902, LOT 1 ON THE CITY OF ORANGE TOWNSHIP TAX MAP, FOR A NEW ROOF AND SIDING ON RIGHT SIDE OF GARAGE**

A motion to adopt Resolution 10-2023 was made by Commissioner Keith Carroll and seconded by Commissioner Jody Leight.

**Roll Call**

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

**Motion Adopted**

**11-2023 A RESOLUTION OF THE CITY OF ORANGE TOWNSHIP HISTORIC PRESERVATION COMMISSION GRANTING CERTIFICATE OF APPROPRIATENESS FOR 436 NEW ENGLAND TERRACE IN THE CITY OF ORANGE TOWNSHIP, N.J., WHICH IS BLOCK 4103, LOT 10 ON THE CITY OF ORANGE TOWNSHIP TAX MAP, FOR A NEW WINDOWS**

A motion to adopt Resolution 11-2023 was made by Commissioner Kathy Dowd and seconded by Commissioner Keith Carroll

**Roll Call**

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

**Motion Adopted**

**OTHER BUSINESS**

- A. Memo regarding Protocol for Ordinary Maintenance and Minor Work to be performed on buildings in the Historic Districts – No further discussion.
- B. Memo to Wanny Manasse – 480 Heywood Avenue – No further discussion.

**ZONING OFFICER APPROVAL:**

There were no Zoning Officer Approvals.

**PENDING BUSINESS**

- C. Grant application – Update - It was requested that Commissioner Karen Wells will follow up on this matter at the last meeting. Secretary Joyce L. Lanier will follow up on the matter moving forward.

**ADJOURN MEETING**

A motion to adjourn the meeting was made by Commissioner Troy Simmons and seconded by Commissioner Keith Carroll

The meeting was adjourned at 7:46pm.

**The next Historic Preservation Commission Meeting is scheduled for Wednesday, April 19, 2023, virtually at 7:00 p.m.**

**Approved: Wednesday, April 19, 2023**

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**Joyce L. Lanier**  
**HPC Secretary**

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**Troy Simmons**  
**HPC Chairman**