

# THE CITY OF ORANGE TOWNSHIP HISTORIC PRESERVATION COMMISSION

APPLICATION NUMBER: A 7191-23 DATE RECEIVED: June 23, 2023

MEETING DATE: July 19, 2023 MEETING DATE: \_\_\_\_\_

NAME: Jason Grove

PHONE: 973-997-4126 E-MAIL: Ja.grovez@gmail.com

NAME: Sunny Mac LLC

PHONE: 844-786-6962 x21 E-MAIL: Permits@sunnymacsolar.com

BLOCK: 5301 LOT 9  ORANGE VALLEY  MONTROSE SEVEN OAKS PARK  MAIN STREET  ST JOHN'S

ADDRESS: 604 Seven Oaks Road

PROPOSED WORK: Solar Panels

PHOTOS  SURVEY  STRUCTURAL CERTIFICATION  SKETCHES  MATERIAL SPECIFICATIONS  SITE PLAN

APPLICATION FEE: \$70  CHECK NO: 2201  RECEIPT NO: 5000  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 6/23/23 APPLICATION # A7191-23

APPLICANT(S):  
Name of Applicant(s): SunnyMac LLC

Address: 505 Carr Rd, Ste 300, Wilmington, DE 198 Email: permits@sunnymacsolar.com

Telephone (Day) 844-786-6962 x21 (Eve) \_\_\_\_\_ (Fax) 302-351-6422

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

Explanation if Other: Contractor

OWNER(S), IF DIFFERENT THAN APPLICANT:  
Name(s) of Owner(s): Jason Grove

Address: 604 Seven Oaks Rd, Orange, NJ 07050 Email: jagrove2@gmail.com

Telephone Number: (Day) 973-997-4126 (Eve) \_\_\_\_\_

Street Address of the Property that is subject of Application: 604 Seven Oaks Rd

Tax Block: 5301 Lot: 9

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

Existing use of the Property:  
Residential Dwelling

Existing zoning of the Property:  
\_\_\_\_\_

RECEIVED  
ORANGE CITY CLERK'S OFFICE  
2023 JUN 23 A 8:39

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

**Roof mounted solar panels/35 modules/13.825 kW DC/10.0 kW AC**

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**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?**

**Panels will be mounted to the roof of the home, preventing any effects to the property or nearby properties.**

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**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 \$\_\_\_\_\_.**



## 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.

Signature of Applicant(s) Danielle Lipford

(Print Name) Danielle Lipford-Permit Coordinator/SunnyMac LLC

Date 6/5/2023

Signature of Owner(s) (if different than Applicant)   
DocuSigned by:  
EF0F2C8344804FF...

(Print Name) Jason Grove

Date 6/15/2023

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: 844-786-6962 x21 Fax: 302-351-6472 Website: \_\_\_\_\_

Date payment received: 6/23/23 Check Number: 2201

Date sent to Finance: 6/24/23 Receipt Number: 5000

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

**SUNNYMAC LLC**  
413 8TH AVE  
WILMINGTON, DE 19805-4745

FULTON BANK N.A.  
60-142/313

06/15/2023

PAY TO THE ORDER OF City Of Orange

\$ \*\*70.00

Seventy and 00/100\*\*\*\*\* DOLLARS

City Of Orange



*[Signature]*  
AUTHORIZED SIGNATURE

MEMO

604 Seven Oaks Road(5301/9)

⑈00220⑈ ⑆03⑆30⑆422⑆ 0095524⑆80⑈

Security features. Details on back.

**SUNNYMAC LLC**

06/15/2023

City Of Orange

Date  
06/15/2023

Type  
Bill

Reference  
604 Seven Oaks Rd

Original Amount E

THIS IS YOUR RECEIPT

DATE  
6/26/23

AMOUNT  
\$70.00

5000

DATE 6/26/2023

\$ 70.00 DOLLARS

Thank You

RECEIVED FROM

Sunny Mac LLC  
check no# 2201  
Receipt no# 5000  
HPC 1113

Treasurer's Miscellaneous Receipt  
City of Orange Township, New Jersey

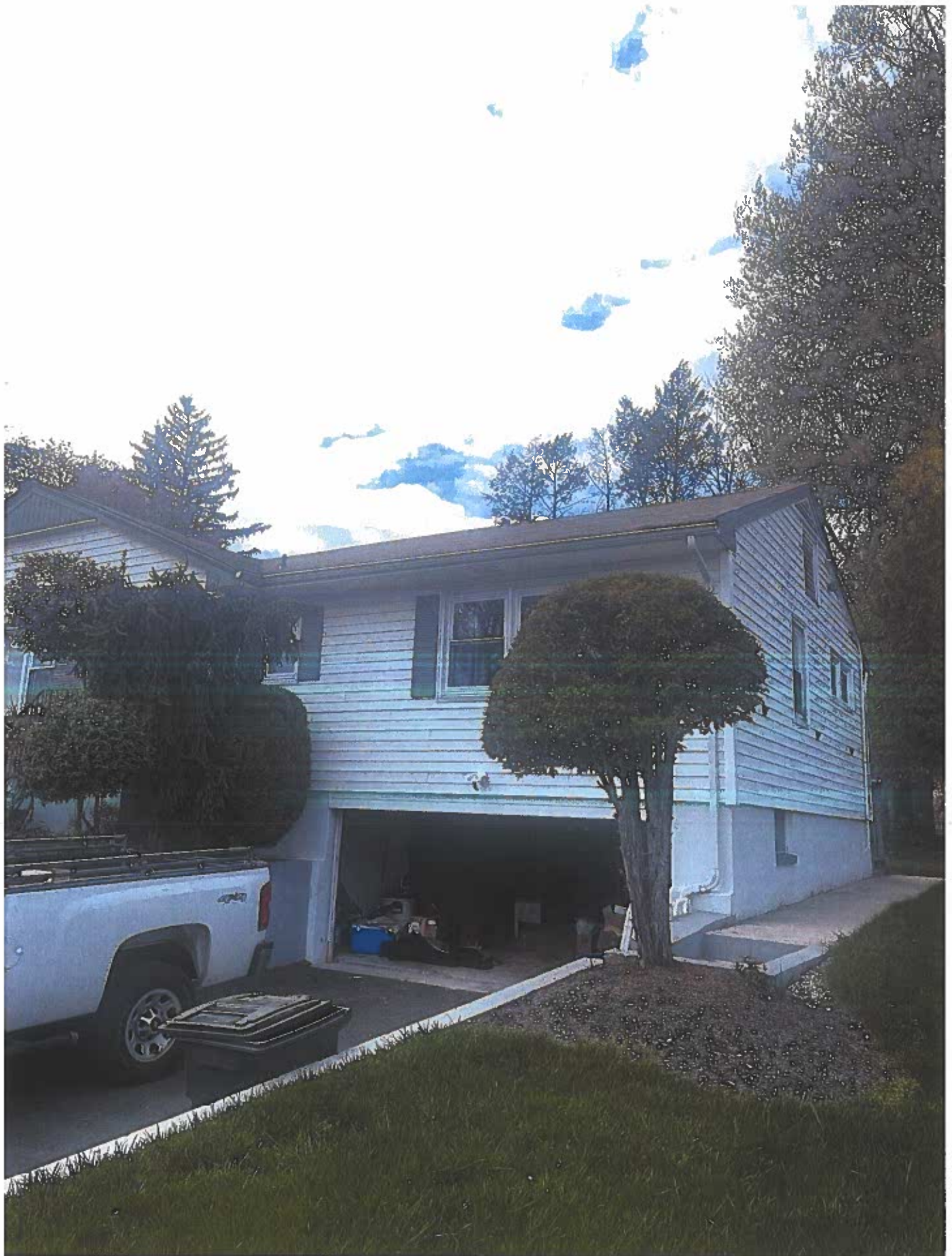
OFFICE OF THE MUNICIPAL CLERK  
THE CITY OF ORANGE TOWNSHIP  
CITY HALL  
ORANGE, NEW JERSEY 07050

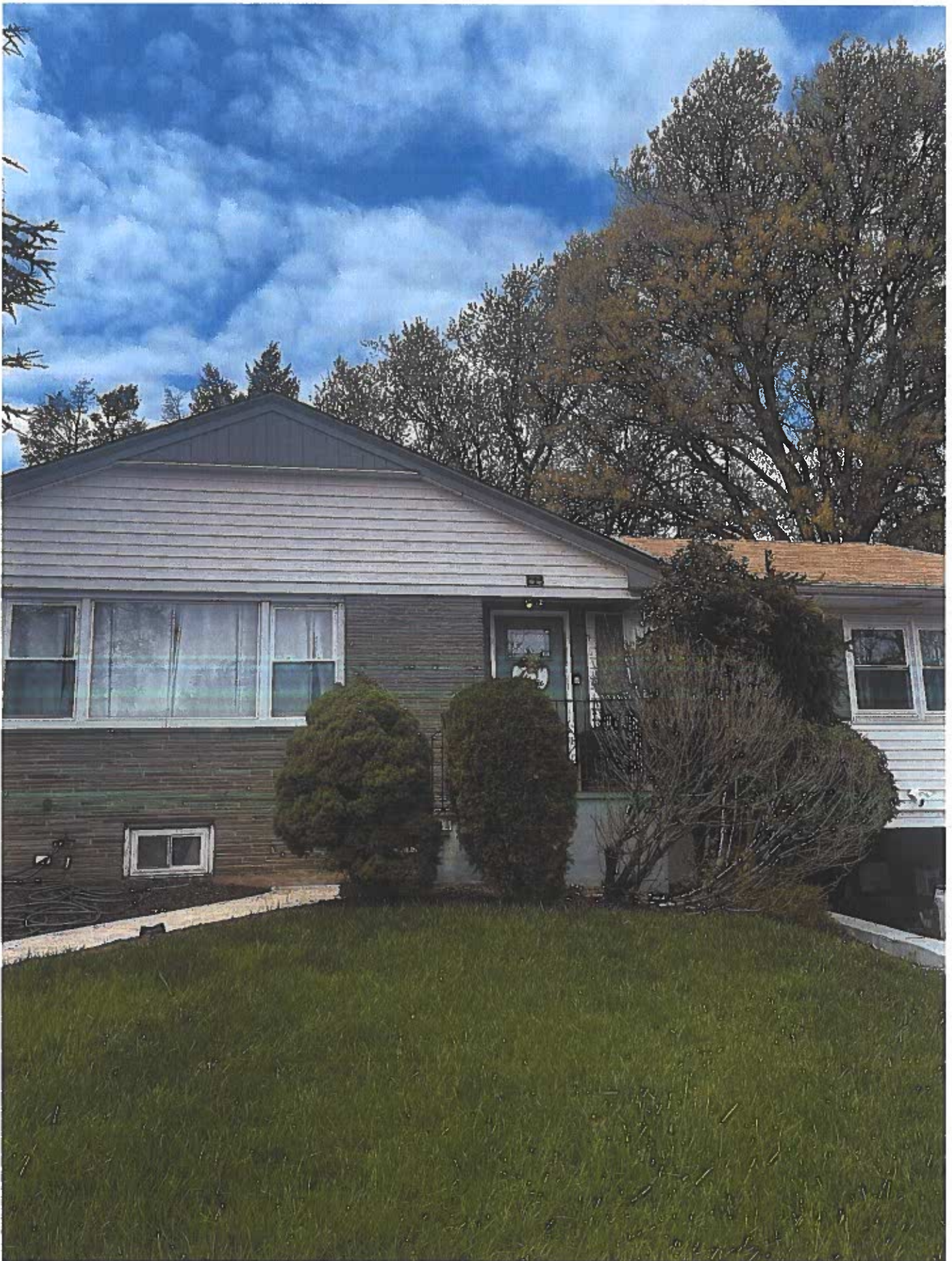
RECEIVED FROM Sunny Mac LLC  
Seventy dollars + 00/100  
FOR 604 Seven Oaks Road

BY *[Signature]*

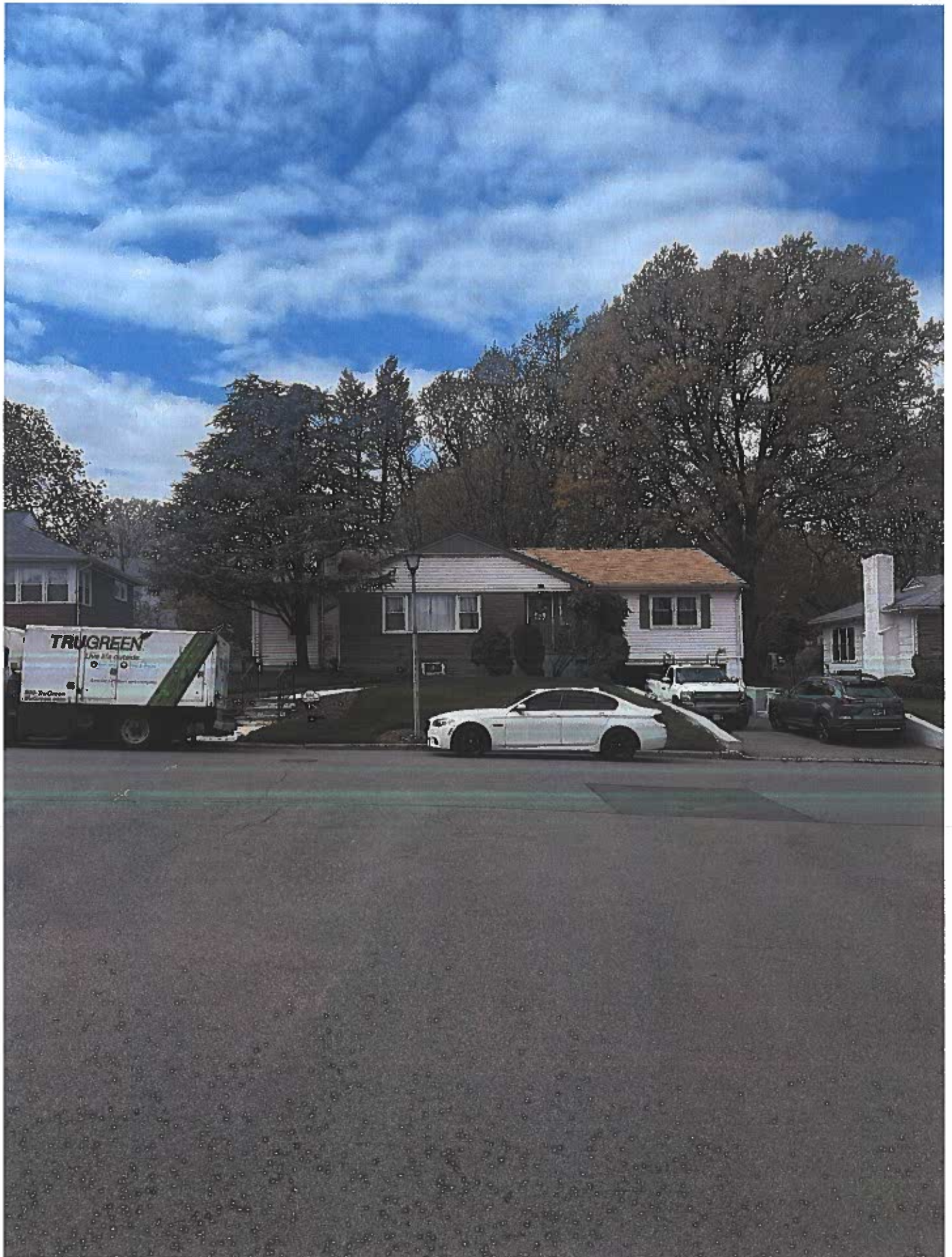
CASH  
 CHECK  
 M.O.

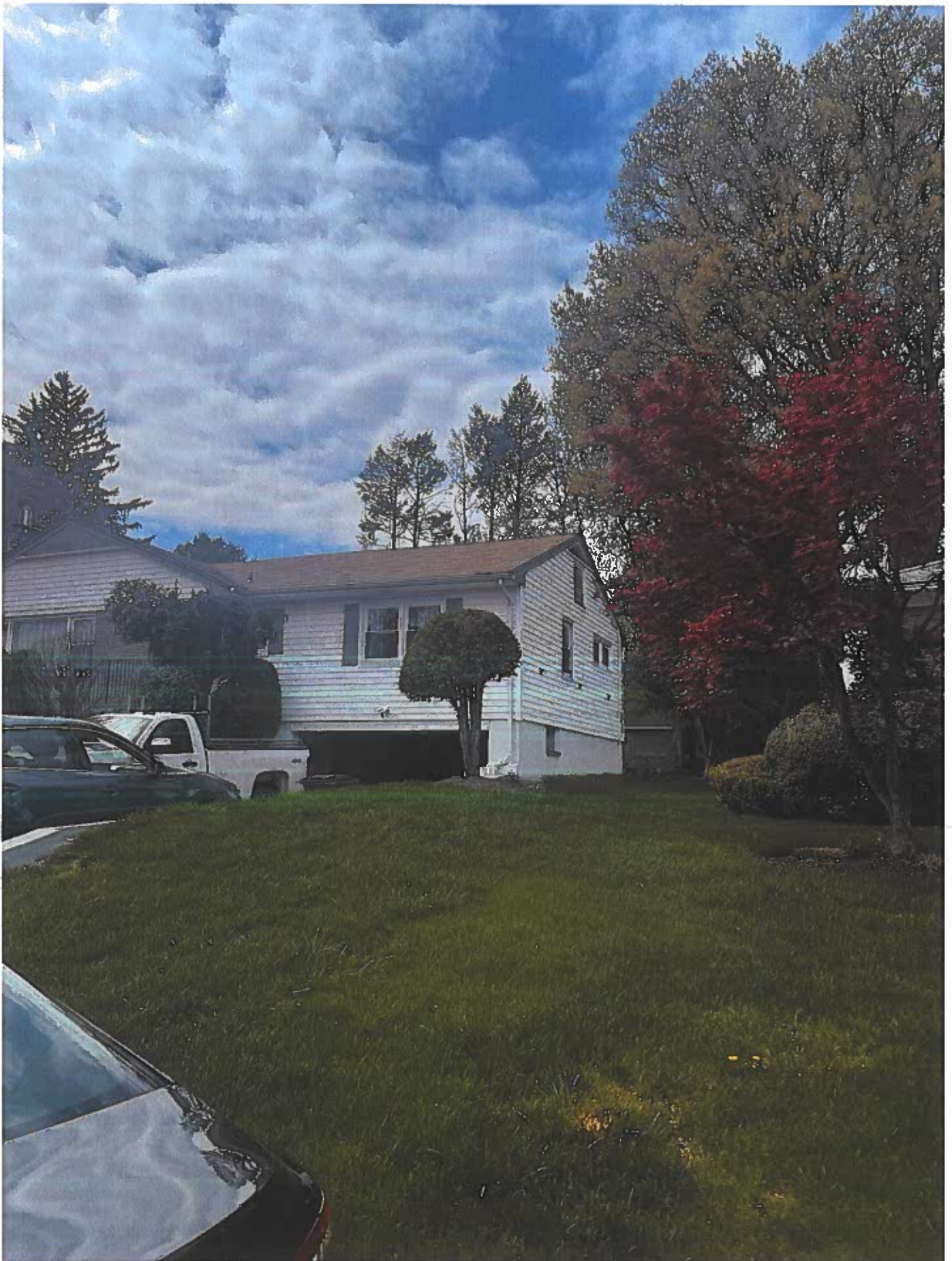
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|-------------------|----|----|
| AMOUNT OF ACCOUNT | 70 | 50 |
| THIS PAYMENT      | 70 | 00 |
| BALANCE DUE       | 0  | —  |



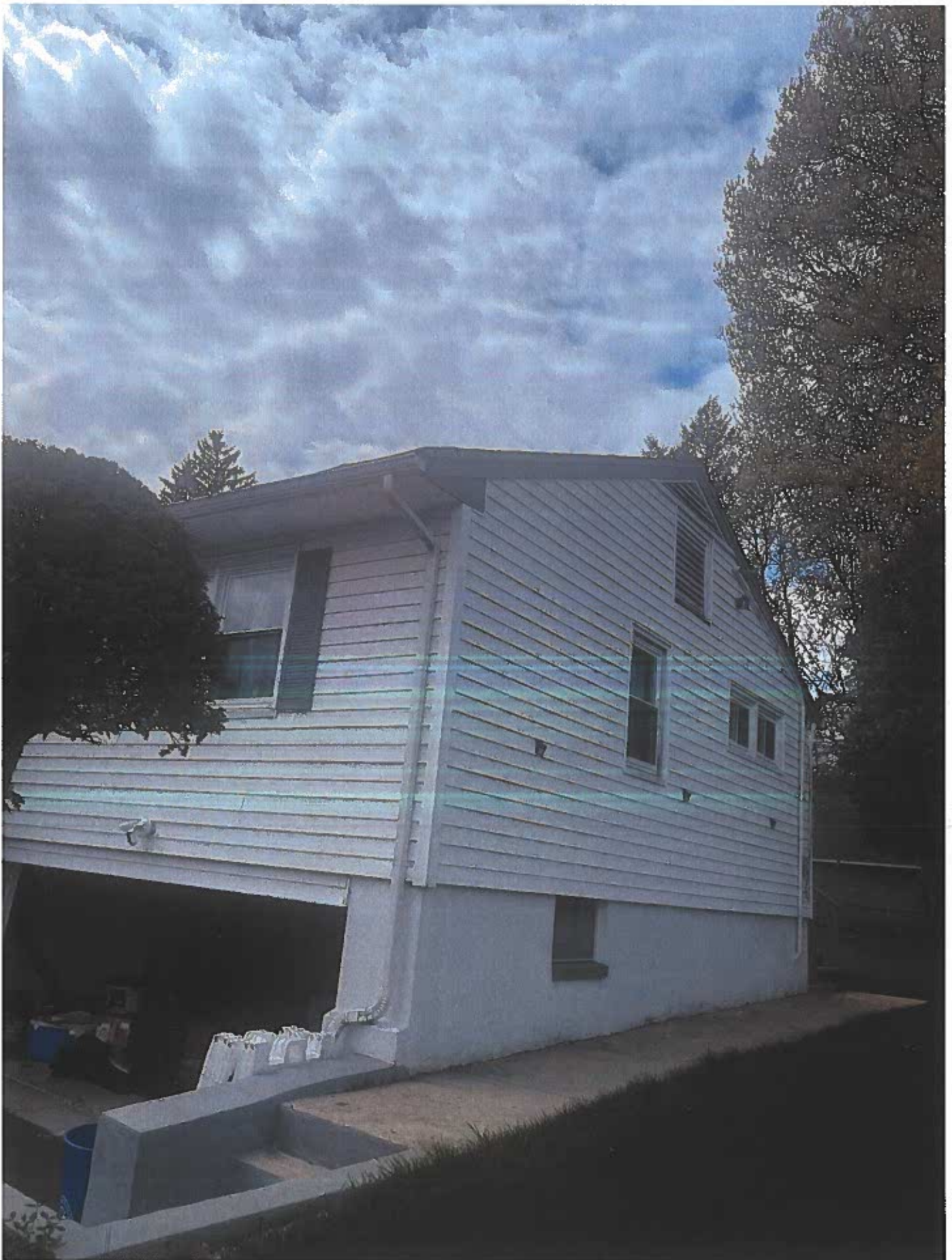


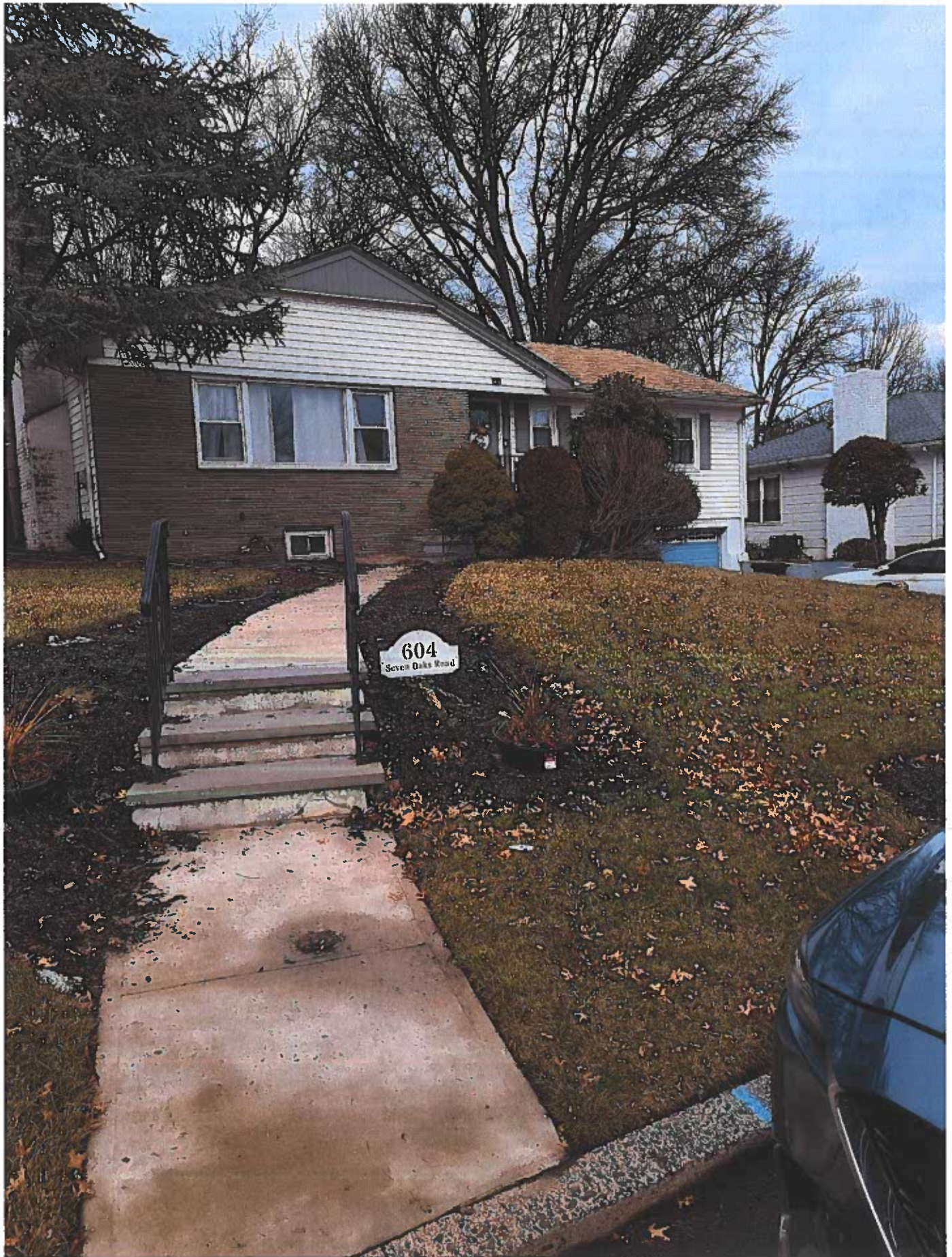




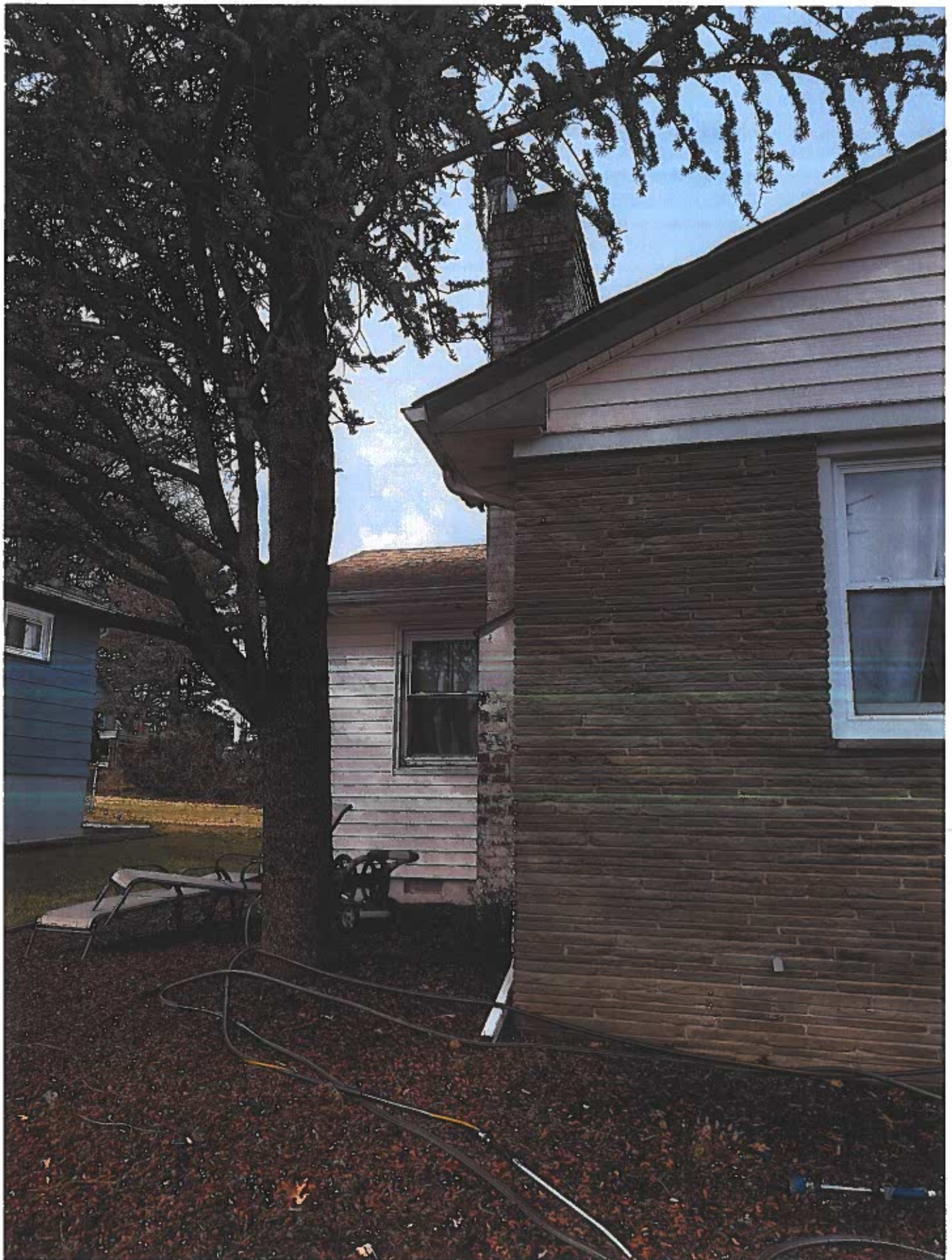


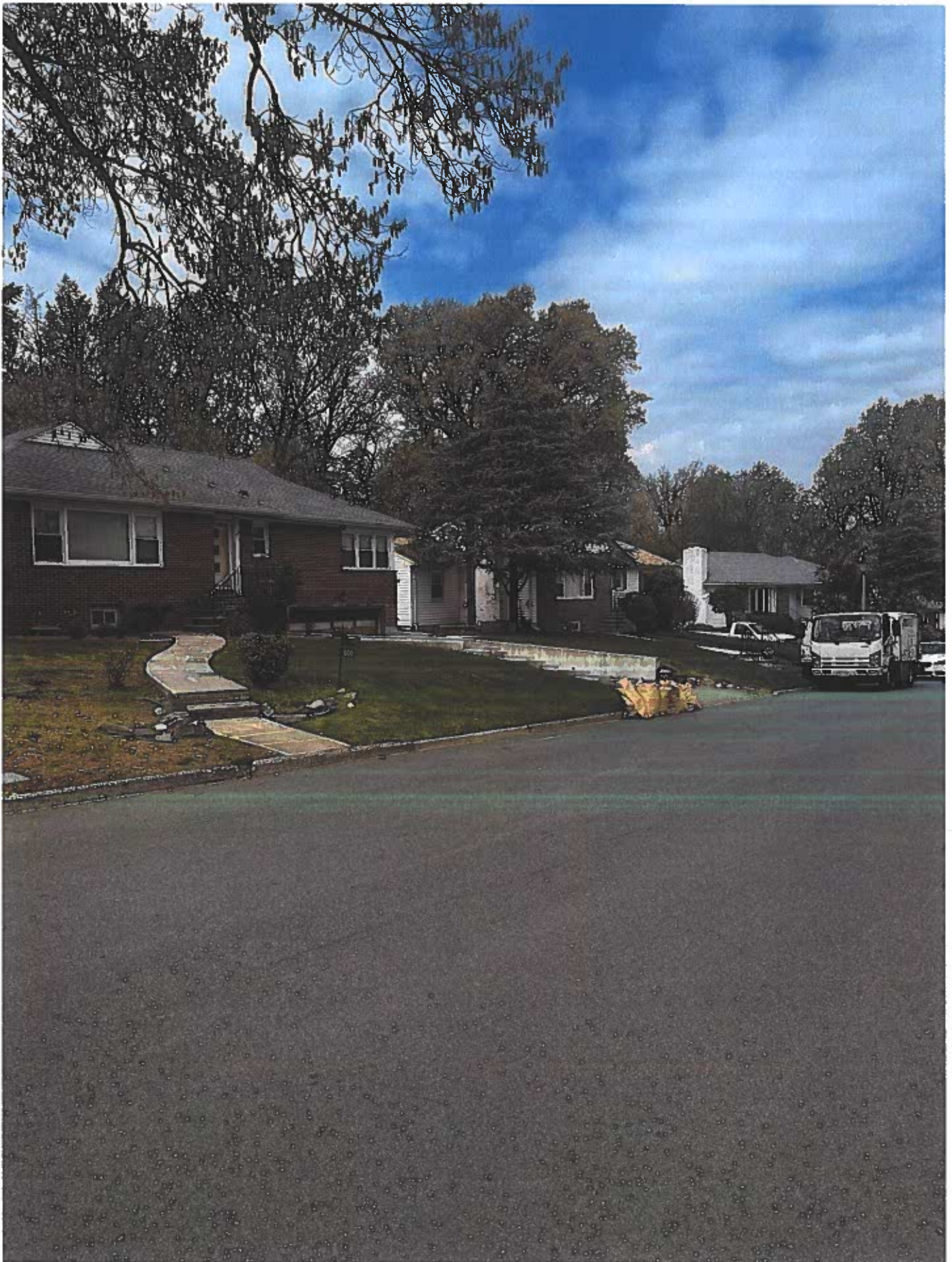
















Scott E. Wyssling, PE  
Coleman D. Larsen, SE, PE  
Gregory T. Elvestad, PE

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

May 2, 2023  
Original: February 10, 2023

SunnyMac Solar  
413 8<sup>th</sup> Ave  
Wilmington, DE 19805

Re: Engineering Services  
Grove Residence  
604 7 Oaks Road, City of Orange, NJ  
13.825 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:** 2x6 dimensional lumber at 16" on center.  
**Roof Material:** Composite Asphalt Shingles  
**Roof Slope:** 21, 23 and 24 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 = 115 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.*

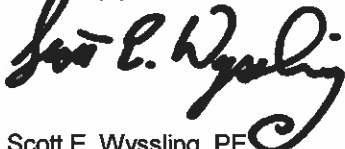
**D. Solar Panel Anchorage**

1. The solar panels shall be mounted in accordance with the most recent EcoFasten Solar 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 #12 lag screw is 228 lbs per inch of penetration as identified in the National Design Standards (NDS) of timber construction specifications. Based on four screws with a minimum penetration depth of 2½", 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 four #12 lag screw with a minimum of 2½" 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 center.

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 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.

Verny truly yours,



Scott E. Wyssling, PE  
New Jersey License No. 41996  
New Jersey COA # 24GA28352000



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

Signed 5/02/2023