



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

ORANGE CITY CLERK'S OFFICE

2023 OCT 17 P 3:29

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

DATE RECEIVED 10/19/23 APPLICATION # _____

APPLICANT(S):

Name of Applicant(s): Mark Nelson

Address: 206 Highland Ave Email: mnelson920@live.com

Telephone (Day) 917-342-2037 (Eve) _____ (Fax) _____

Relationship of Applicant to Property owner:

Owner(s) Lessee Property Under Contract Other (Specify)

Explanation if Other: _____

OWNER(S), IF DIFFERENT THAN APPLICANT:

Name(s) of Owner(s): _____

Address: _____ Email: _____

Telephone Number: (Day) _____ (Eve) _____

Street Address of the Property that is subject of Application: 206 Highland Ave

Tax Block: _____ Lot: _____

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
Single Family Residence

Existing zoning of the Property: R1

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

To Build a new Accesory Building.

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?

~~The Garage~~ The Building will match the already approved renovated main structure.

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) 

(Print Name) Mark Nelson

Date 10/19/2023

Signature of Owner(s) (if different than Applicant) _____

(Print Name) _____

Date _____

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: _____ Fax: _____ Website: _____

Date payment received: _____ Check Number: _____

Date sent to Finance: _____ Receipt Number: _____

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



City of Orange Township
 29 North Day Street
 Orange, NJ 07050
 (973) 952-6075

Date Issued: 10/4/2023
 Application Number: ZA-23-00314
 Application Date: 9/22/2023
 Project Number: _____
 Permit Number: ZP-23-00246
 Fee: \$0.00

Zoning Permit

Worksite: **206 HIGHLAND AVENUE**
 Location: **City of Orange Township, NJ 07050**

Contractor: _____

Owner: **NELSON, MARK A. & MINERVA D. H/W**
 Address: **90 DARIN RD**
WARWICK, NY 10990

Applicant: **Mark Nelson**
 Address: **206 Highland Avenue**
Orange, NJ 07050

Block: 5301 Lot: 34 Qualifier: _____ Zone: R-1

This Certifies that an application for the issuance of a Zoning Permit has been examined.

Present Use: One Family Residential

Non Conforming Use Non Conforming Structure

Proposed Use: One Family Residential Accessory Structure

Work Description:

New Building - Applicant is seeking to build a two-story accessory structure at the rear of existing single family property. As proposed, the first level of this accessory structure will be utilized for entertainment and recreation purposes and the second level will be utilized for excess storage.

This use is permitted and approved with the following condition(s):

- 1. This accessory structure may NOT be utilized as a separate living area and/or rental apartment.**
- 2. There may be NO stove or oven connected within this structure.**

Prior to construction, Applicant must obtain all necessary permits and inspections from the City of Orange Township's Building Department. Please contact the Building Department at 201-396-6899 or 862-400-3019.

Application Approved Date: 10/4/2023

Upon review it was determined that the Zoning Permit:

- Permitted by Ordinance
 Permitted by Variance approved on: _____
 Approved with Conditions
 Valid Nonconforming Use/Structure is established by
 Zoning Board of Adjustment Zoning Officer

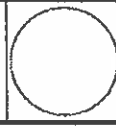


 Khaliani Alleyne, Zoning Officer

10/4/2023

 Date

B L A S I
 ARCHITECTURE L.L.C.
 552 WESTFIELD AVENUE WESTFIELD, N.J. 07090
 TEL: 908-232-2730 908-232-6643

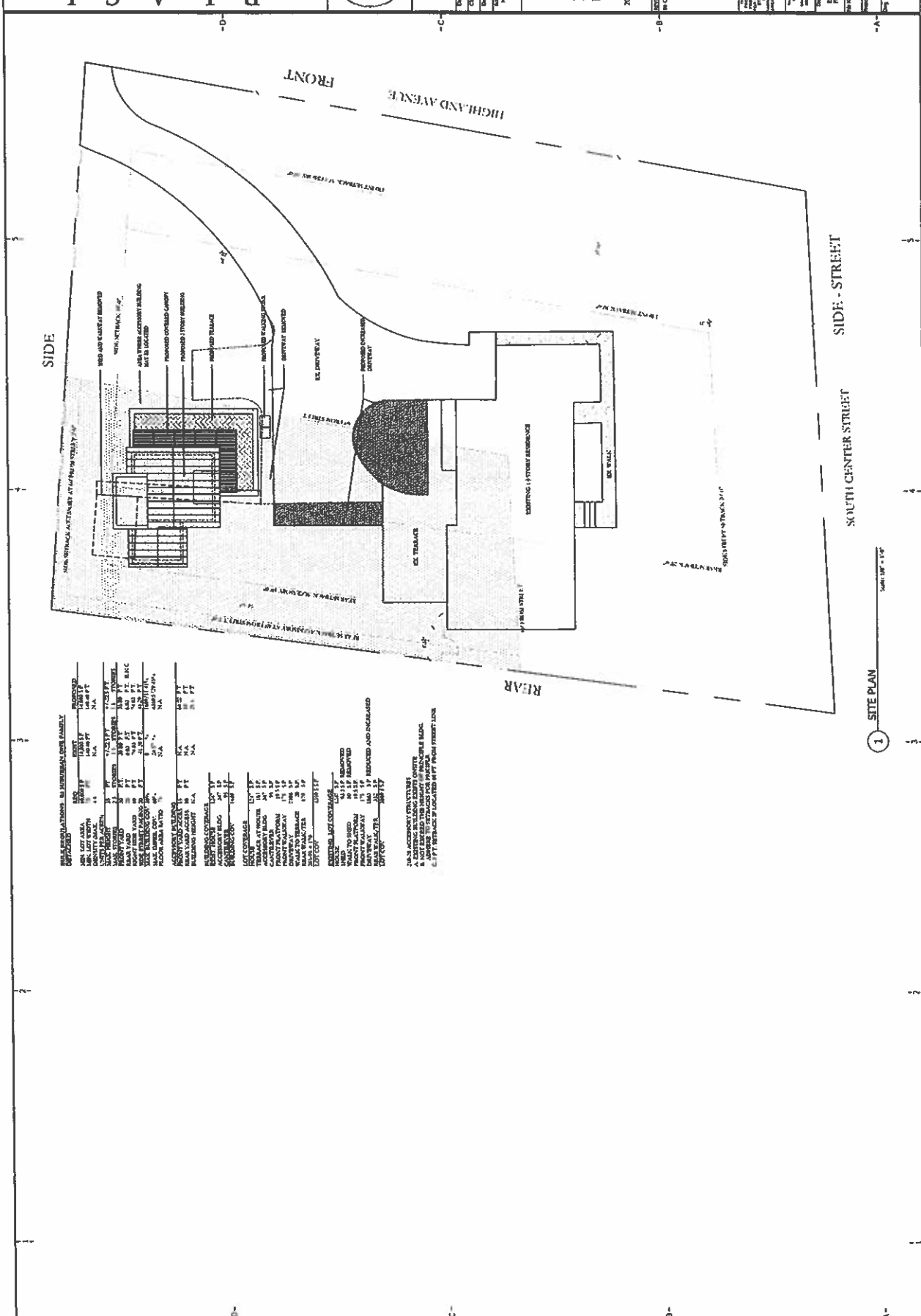


Client: Mrs. B.A. [unclear]
 200 Highland Ave.
 Orange, N.J.
 Essex County

Project: SHE SHED:
 NEILSON
 Residence
 MINERVA &
 MARK
 200 HIGHLAND AVE.
 ORANGE, N.J.
 ESSEX COUNTY

DATE: 08/12/23
 DRAWN BY: [unclear]
 CHECKED BY: [unclear]
 PROJECT MANAGER: [unclear]
 COMPETITIVE BIDDING

22-25
 A-01

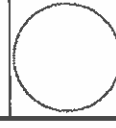


PERMEABLE MATERIALS IN PERMEABLE DRIVE EMBLEM

NO.	DESCRIPTION	AMOUNT	UNIT	REMARKS
1	PERMEABLE ASPHALT	144.00	SF	144.00 SF
2	PERMEABLE CONCRETE	144.00	SF	144.00 SF
3	PERMEABLE GRANITE	144.00	SF	144.00 SF
4	PERMEABLE SAND	144.00	SF	144.00 SF
5	PERMEABLE GRAVEL	144.00	SF	144.00 SF
6	PERMEABLE CURB	144.00	SF	144.00 SF
7	PERMEABLE WALKWAY	144.00	SF	144.00 SF
8	PERMEABLE TERRACE	144.00	SF	144.00 SF
9	PERMEABLE STEPS	144.00	SF	144.00 SF
10	PERMEABLE PATIO	144.00	SF	144.00 SF
11	PERMEABLE DECK	144.00	SF	144.00 SF
12	PERMEABLE PORCH	144.00	SF	144.00 SF
13	PERMEABLE BALCONY	144.00	SF	144.00 SF
14	PERMEABLE TERRACE	144.00	SF	144.00 SF
15	PERMEABLE WALKWAY	144.00	SF	144.00 SF
16	PERMEABLE STEPS	144.00	SF	144.00 SF
17	PERMEABLE PATIO	144.00	SF	144.00 SF
18	PERMEABLE DECK	144.00	SF	144.00 SF
19	PERMEABLE PORCH	144.00	SF	144.00 SF
20	PERMEABLE BALCONY	144.00	SF	144.00 SF
21	PERMEABLE TERRACE	144.00	SF	144.00 SF
22	PERMEABLE WALKWAY	144.00	SF	144.00 SF
23	PERMEABLE STEPS	144.00	SF	144.00 SF
24	PERMEABLE PATIO	144.00	SF	144.00 SF
25	PERMEABLE DECK	144.00	SF	144.00 SF
26	PERMEABLE PORCH	144.00	SF	144.00 SF
27	PERMEABLE BALCONY	144.00	SF	144.00 SF
28	PERMEABLE TERRACE	144.00	SF	144.00 SF
29	PERMEABLE WALKWAY	144.00	SF	144.00 SF
30	PERMEABLE STEPS	144.00	SF	144.00 SF
31	PERMEABLE PATIO	144.00	SF	144.00 SF
32	PERMEABLE DECK	144.00	SF	144.00 SF
33	PERMEABLE PORCH	144.00	SF	144.00 SF
34	PERMEABLE BALCONY	144.00	SF	144.00 SF
35	PERMEABLE TERRACE	144.00	SF	144.00 SF
36	PERMEABLE WALKWAY	144.00	SF	144.00 SF
37	PERMEABLE STEPS	144.00	SF	144.00 SF
38	PERMEABLE PATIO	144.00	SF	144.00 SF
39	PERMEABLE DECK	144.00	SF	144.00 SF
40	PERMEABLE PORCH	144.00	SF	144.00 SF
41	PERMEABLE BALCONY	144.00	SF	144.00 SF
42	PERMEABLE TERRACE	144.00	SF	144.00 SF
43	PERMEABLE WALKWAY	144.00	SF	144.00 SF
44	PERMEABLE STEPS	144.00	SF	144.00 SF
45	PERMEABLE PATIO	144.00	SF	144.00 SF
46	PERMEABLE DECK	144.00	SF	144.00 SF
47	PERMEABLE PORCH	144.00	SF	144.00 SF
48	PERMEABLE BALCONY	144.00	SF	144.00 SF
49	PERMEABLE TERRACE	144.00	SF	144.00 SF
50	PERMEABLE WALKWAY	144.00	SF	144.00 SF
51	PERMEABLE STEPS	144.00	SF	144.00 SF
52	PERMEABLE PATIO	144.00	SF	144.00 SF
53	PERMEABLE DECK	144.00	SF	144.00 SF
54	PERMEABLE PORCH	144.00	SF	144.00 SF
55	PERMEABLE BALCONY	144.00	SF	144.00 SF
56	PERMEABLE TERRACE	144.00	SF	144.00 SF
57	PERMEABLE WALKWAY	144.00	SF	144.00 SF
58	PERMEABLE STEPS	144.00	SF	144.00 SF
59	PERMEABLE PATIO	144.00	SF	144.00 SF
60	PERMEABLE DECK	144.00	SF	144.00 SF
61	PERMEABLE PORCH	144.00	SF	144.00 SF
62	PERMEABLE BALCONY	144.00	SF	144.00 SF
63	PERMEABLE TERRACE	144.00	SF	144.00 SF
64	PERMEABLE WALKWAY	144.00	SF	144.00 SF
65	PERMEABLE STEPS	144.00	SF	144.00 SF
66	PERMEABLE PATIO	144.00	SF	144.00 SF
67	PERMEABLE DECK	144.00	SF	144.00 SF
68	PERMEABLE PORCH	144.00	SF	144.00 SF
69	PERMEABLE BALCONY	144.00	SF	144.00 SF
70	PERMEABLE TERRACE	144.00	SF	144.00 SF
71	PERMEABLE WALKWAY	144.00	SF	144.00 SF
72	PERMEABLE STEPS	144.00	SF	144.00 SF
73	PERMEABLE PATIO	144.00	SF	144.00 SF
74	PERMEABLE DECK	144.00	SF	144.00 SF
75	PERMEABLE PORCH	144.00	SF	144.00 SF
76	PERMEABLE BALCONY	144.00	SF	144.00 SF
77	PERMEABLE TERRACE	144.00	SF	144.00 SF
78	PERMEABLE WALKWAY	144.00	SF	144.00 SF
79	PERMEABLE STEPS	144.00	SF	144.00 SF
80	PERMEABLE PATIO	144.00	SF	144.00 SF
81	PERMEABLE DECK	144.00	SF	144.00 SF
82	PERMEABLE PORCH	144.00	SF	144.00 SF
83	PERMEABLE BALCONY	144.00	SF	144.00 SF
84	PERMEABLE TERRACE	144.00	SF	144.00 SF
85	PERMEABLE WALKWAY	144.00	SF	144.00 SF
86	PERMEABLE STEPS	144.00	SF	144.00 SF
87	PERMEABLE PATIO	144.00	SF	144.00 SF
88	PERMEABLE DECK	144.00	SF	144.00 SF
89	PERMEABLE PORCH	144.00	SF	144.00 SF
90	PERMEABLE BALCONY	144.00	SF	144.00 SF
91	PERMEABLE TERRACE	144.00	SF	144.00 SF
92	PERMEABLE WALKWAY	144.00	SF	144.00 SF
93	PERMEABLE STEPS	144.00	SF	144.00 SF
94	PERMEABLE PATIO	144.00	SF	144.00 SF
95	PERMEABLE DECK	144.00	SF	144.00 SF
96	PERMEABLE PORCH	144.00	SF	144.00 SF
97	PERMEABLE BALCONY	144.00	SF	144.00 SF
98	PERMEABLE TERRACE	144.00	SF	144.00 SF
99	PERMEABLE WALKWAY	144.00	SF	144.00 SF
100	PERMEABLE STEPS	144.00	SF	144.00 SF

EXISTING VESTIBULE ENTRANCE
 NEW TERRACE
 SIDE STREET
 SOUTH CENTER STREET
 HIGHLAND AVENUE
 FRONT
 REAR

1 SITE PLAN
 SCALE: 1/8" = 1'-0"

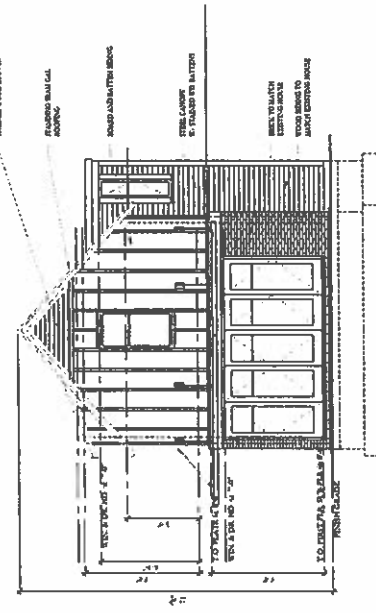


Drawn by: SHE SHIED
 Checked by: SHE SHIED
 Date: 08/22/23
 Project: NELSON RESIDENCE
 COMPETITIVE REVIEW

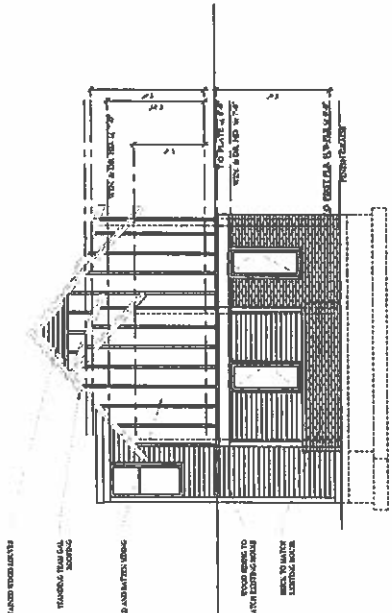
SHE SHIED:
 NELSON
 Residence
 MINERVA &
 MARK
 206 HIGHLAND AVE
 ORANGE, N.J.
 ESSEX COUNTY
 ESSEX
 10' CLEAR HEIGHT @ 11'10"

206 HIGHLAND AVE, ORANGE, N.J. 07090
 SHE SHIED ARCHITECTURE L.L.C.
 552 WESTFIELD AVENUE WESTFIELD, N.J. 07090
 TEL: 908-233-2730 FAX: 908-233-6632
 www.blasiarch.com
 SHE SHIED ARCHITECTURE L.L.C. IS AN EQUAL OPPORTUNITY FIRM.
 ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM SHE SHIED ARCHITECTURE L.L.C.

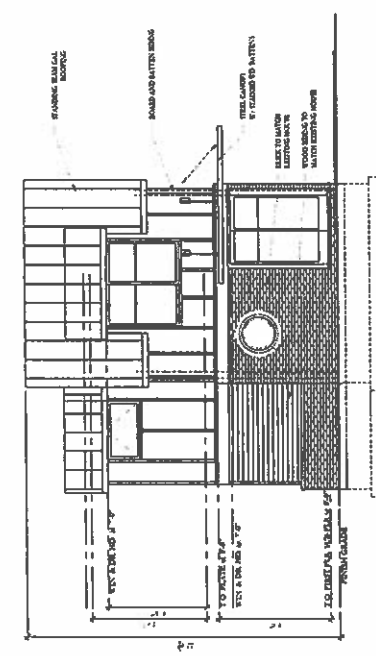
Scale: 1/4" = 1'-0"
 SHE SHIED ARCHITECTURE L.L.C.
 22-25
 A-03



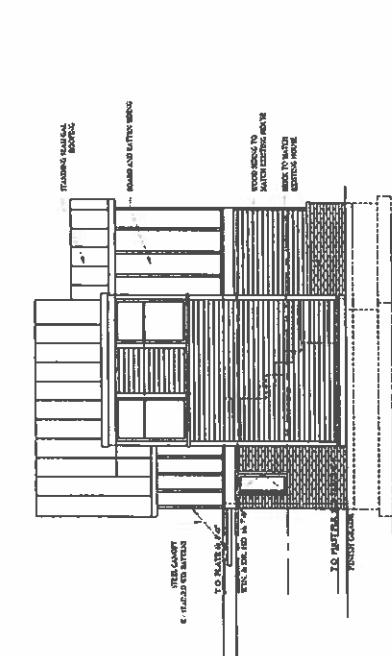
1 RIGHT SIDE ELEVATION (STREET)
 Scale: 1/4" = 1'-0"



3 LEFT SIDE ELEVATION
 Scale: 1/4" = 1'-0"



2 FRONT ELEVATION (FACING HOUSE)
 Scale: 1/4" = 1'-0"



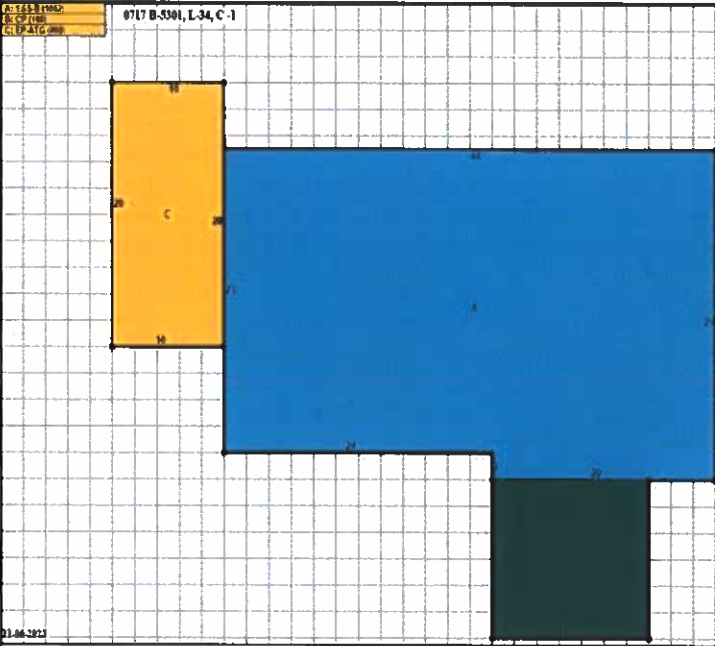
4 REAR ELEVATION
 Scale: 1/4" = 1'-0"

Block: 5301 Lot: 34 Qualifier: Card: 1 Last Sale: 05/31/18 for \$252,000

NELSON, MARK A. & MINERVA D. H/W
 90 DARIN RD
 WARWICK, N.Y. 10990
 206 HIGHLAND AVENUE

Units: 1 Nbhd: Model: VCS: R150
 SFLA: 1578 Floor: Bldg Name: Map Page:
 Prop Class: 2 Occupancy: Zoning: Year Built: 1948/1986
 Bldg Class: 16 Addtl Lot: NC Interior: FAIR
 Bldg Desc: Land Dim: 14770 SF NC Exterior: AVERAGE
 Info By: ESTIMATED INT Style: CAPE COD NC Layout: AVERAGE

Main Building	103,167
Attached Items Value	12,977
Add/Deduct Value	23,410
Base Replacement Cost	139,554
Cost Conversion Factor	1.98
Replacement Cost New	276,317
Net Condition	0.65
Market Adjustment	1.00
Appraised Value	179,606
Detached Items Value	0
Total Land Value	172,620
Total Improvement Value	179,606
Total Value	352,226



Room Count						
	B	1	2	3	4	T
Living	0	1	0	0	0	1
Dining	0	0	0	0	0	0
Kitchen	0	1	0	0	0	1
Bath	0	1	1	0	0	2
Bed	0	2	1	0	0	3
Rec	0	0	0	0	0	0
Den	0	0	1	0	0	1
Total	0	5	3	0	0	8

Valuation Summary			
	Computed	Override	Summary
Land	172,600		172,600
Improv	179,600		179,600
Total	352,200		352,200

Floor Area (footprint)					
Item	First		Half		
	Bsmnt	Floor	Floor	Attic	
A 1.5S-B	1,052	1,052	0	1,052	0
Totals	1,052	1,052	0	1,052	0

SqFt Living Area		Sketch Areas	
Item	Area	Description	Sq Ft
First Floor	1,052	A 1.5S-B	1,052
Upper Floor	0	B CP	168
Half Story	526	C EP-ATG	200
Fin Attic	0		
Living Bsmnt	0		
Unfin Area (-)	0		
Total Area	1,578		

Attached Items		
Seg	Item	Area
B	CONC PATIO	168
C	ENCL PORCH	200
C1	ATT. GAR.	200
Total Area		568

Detached Items						
Desc	Area	Rate	Const	QF	Cond	Value
Miscellaneous						
Write Ins						
Desc	Number	Desc				Value

Dwelling Detail	
Element	Description
Bldg Class	16
Type	ONE FAMILY
Yr Built	1948/1986
Height	1.5 STORY
Style	CAPE COD
Roof Type	GABLE
Roof Mat.	ASPH SHNGL
Bsmnt/Fin	
Foundation	BRICK
Exterior	WOOD SHNGL 400-PT. BRICK
Interior	DRYWALL
Floor	MIXED
Heat Src	GAS
Heat Sys	1578-FORCED AIR
Air Cond	1578-ALL COMBIN
Fireplace	1-1.5S FP
Plumbing	1-4FIX BATH 1-3FIX BATH

Sales History					
Owner	Date	Book-Page	Price	NU	
NELSON, MARK A. & MINERVA	05/31/18	20180-50055	252,000	31	
U.S. BANK NATIONAL ASSOC	11/30/17	20180-05519	100	12	
HOLCOMB, JAMES W. & ANIT	01/12/07	12019-07012	380,000		

Assessment History				
Year	Class	Land	Improv	Net
2023	2	172,600	179,600	352,200
2022	2	172,600	179,600	352,200
2021	2	84,600	102,800	187,400
2020	2	84,600	102,800	187,400

Open Permits			
Date	Number	Description	Value
12/21/2018	18-0763	ADD/REN	
07/20/2018	18-0469	INT DEM	