

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 _____ APPLICATION # _____

APPLICANT(S):

Name of Applicant(s): 231 Highland Ave, LLC

Address: 5 Jewel Ct., Montville, NJ 07045 Email: gabrielbuysproperties@gmail.com

Tele. #: (Day) 732-715-7777 (Eve) 732-715-7777 (Fax) 973-689-3850

Relationship of Applicant to Property owner:

Owner(s) Lessee [] Prop. 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: _____
231 Highland Avenue, Orange, NJ 07050

Tax Block: 4802 Lot: 16

Name of Historic District in which Property lies: Seven Oaks - Montrose

Existing use of the Property: single family

Existing zoning of the Property: MX-1

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

Renovation of single family.
Just replace in kind
Repair missing cedar shake siding
Already Replaced windows with supplemental cedar shake siding to be installed as necessary.

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?

I will renovate the property according to the historical statute standards and remove a blight from the neighborhood.

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.
- Fifteen (15) 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.
- Fifteen (15) 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.
- Fifteen (15) 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 \$ N/A.

Signature of Applicant(s) 
(Print Name) Gabriel Barrial for 231 Highland Ave, LLC

Date 04/14/2022

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: 732-715-7777 Fax: 973-689-3850 Website: _____

NEW 12/11/2023

231 HIGHLAND AVENUE ORANGE, NJ

LOT: 16
BLOCK: 4802

Proposed Facade Renovation to an Existing Single Family Dwelling.

GENERAL NOTES:

1. THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ARCHITECT'S RIGHTS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ARCHITECT'S RIGHTS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ARCHITECT'S RIGHTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ARCHITECT'S RIGHTS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ARCHITECT'S RIGHTS.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.
4. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.
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10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.
11. ALL ELECTRICAL, PLUMBING, HEATING AND AIR-CONDITIONING WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL ELECTRICAL CODE, NATIONAL PLUMBING CODE, NATIONAL MECHANICAL CODE AND NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 954.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTING CONDITIONS AND TO PROVIDE A DETAILED AS-BUILT DRAWING OF THE EXISTING CONDITIONS.
13. SOME DETAILS TO BE A/E/H/ARCHITECT'S RESPONSIBILITY TO VERIFY THE EXISTING CONDITIONS AND TO PROVIDE A DETAILED AS-BUILT DRAWING OF THE EXISTING CONDITIONS.
14. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.
15. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ALL INSTALLATIONS.

SCOPE OF DOCUMENT:

THESE DRAWINGS SHOW THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPTS, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF MATERIALS, FINISHES, AND ELECTRICAL SYSTEMS TO BE USED. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE A DETAILED AS-BUILT DRAWING OF THE EXISTING CONDITIONS AND TO PROVIDE A DETAILED AS-BUILT DRAWING OF THE EXISTING CONDITIONS.

AS PER THE WORK ITEMS INCLUDED ABOVE, THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE A DETAILED AS-BUILT DRAWING OF THE EXISTING CONDITIONS AND TO PROVIDE A DETAILED AS-BUILT DRAWING OF THE EXISTING CONDITIONS.

CALL BEFORE YOU DIG:

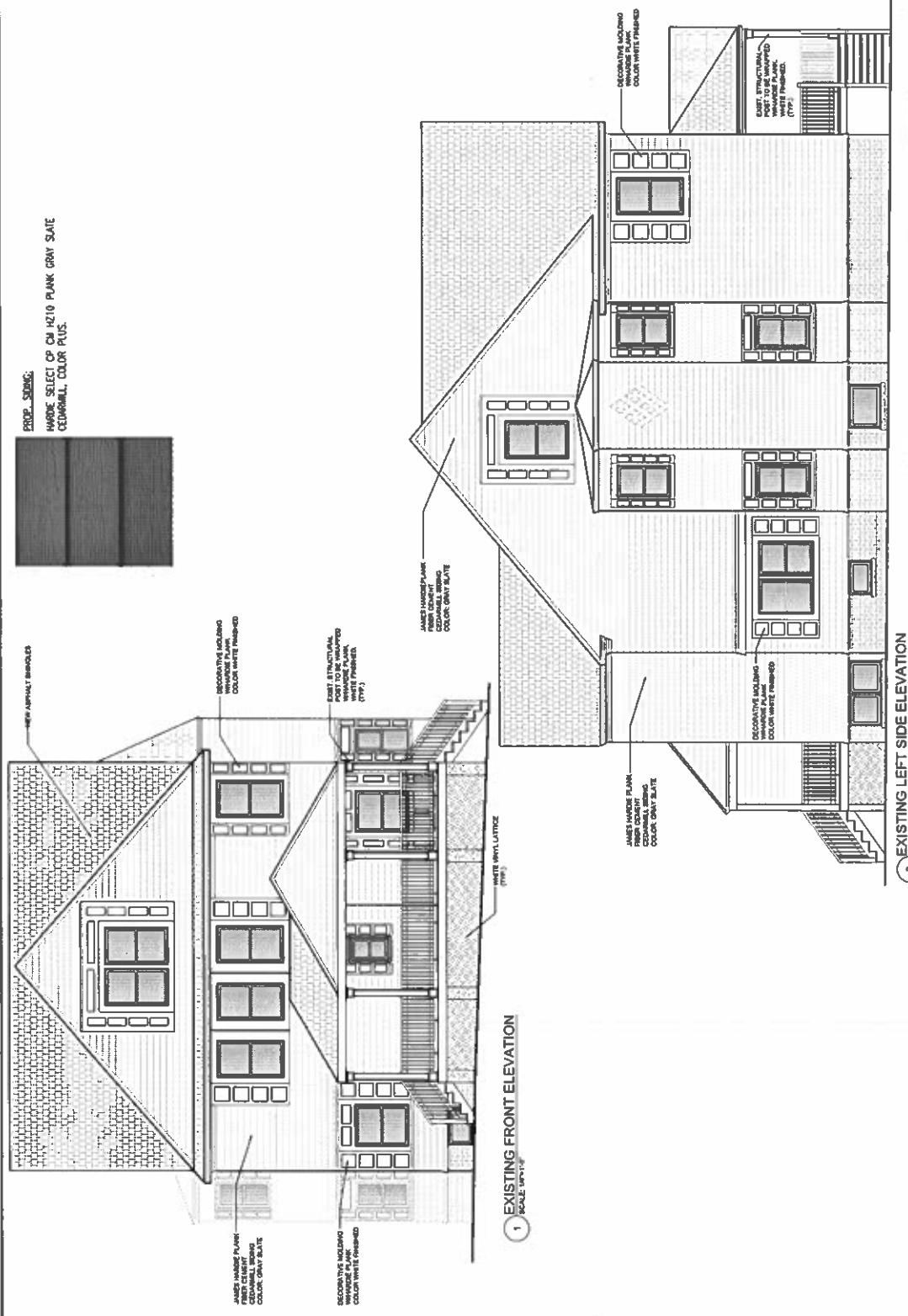
Call New Jersey One Call at 811 or 1-800-272-1000, at least (3) business days prior to any excavation work. For more information, visit www.callbeforeyoudig.com.

1. Mark the site to be installed with flags, tags or stakes. Yellow indicates the presence of underground utilities gas lines.

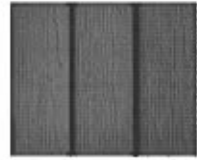
2. Protect the marks and flags with caps.

3. Do not dig with the use of hand tools and shovels.

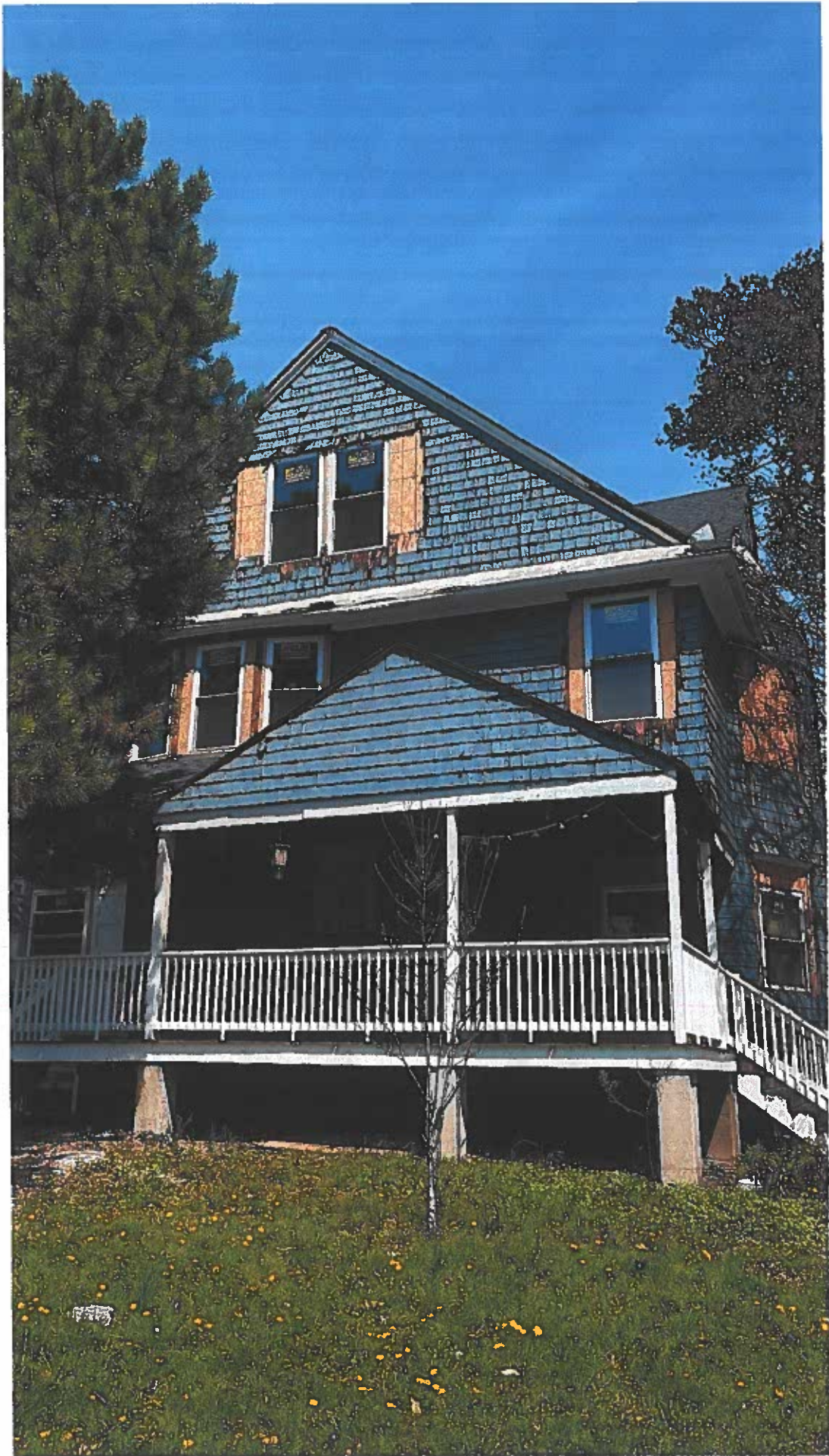
4. Do not install any equipment without the proper permits and licenses.



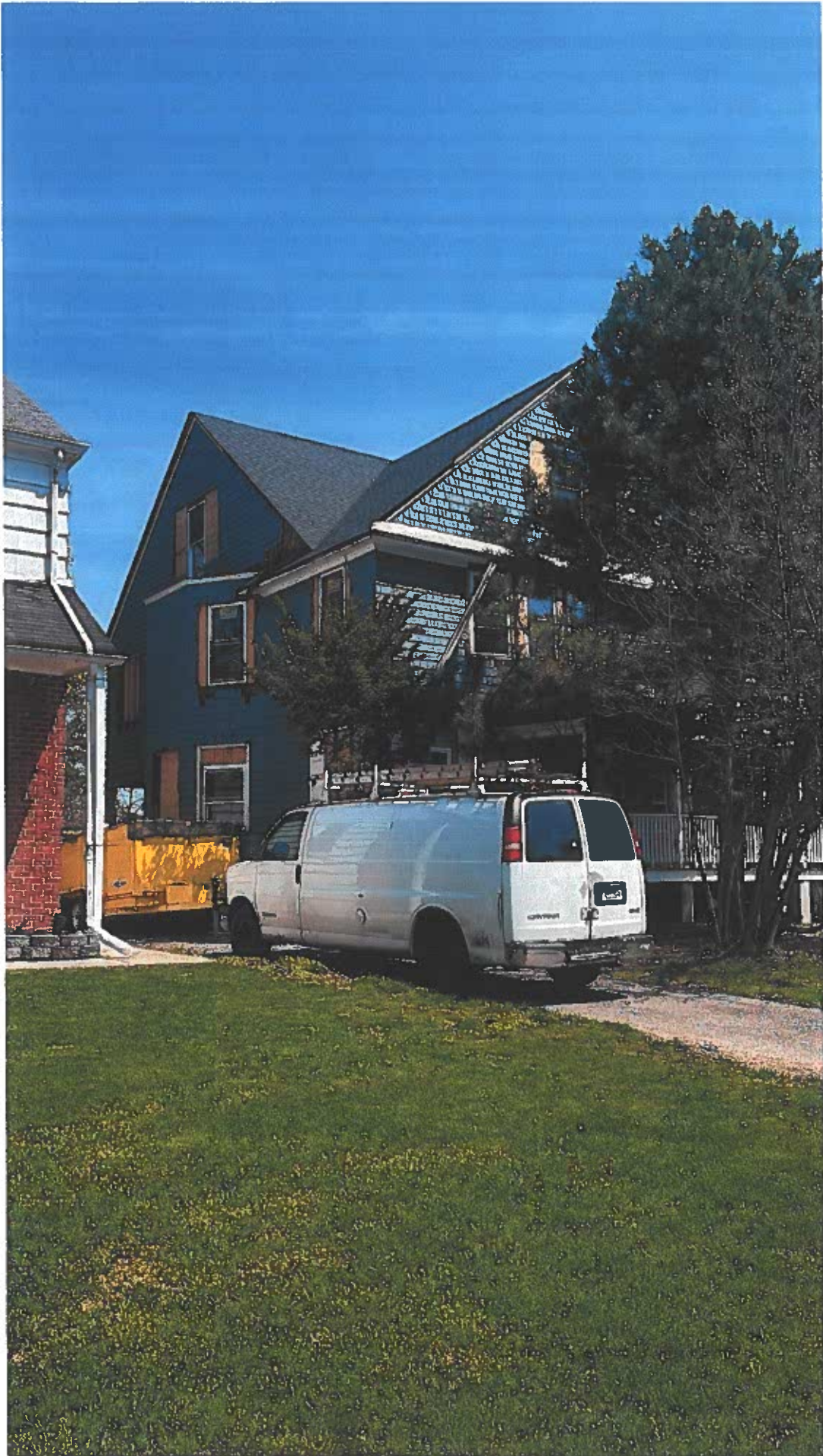
PROP. STAIRS:
MATERIAL SELECT CP CU 12/10 PLANK GRAY SLATE
COLOR/MILL. COLOR PLUS.



Palermo Edwards Architecture 100 Mountain Rd Orange, NJ 07050 TEL: 908.261.1111 WWW.PALERMOEDWARDS.COM		PROJECT NO. 231-HA-23 DATE: 12/11/23 SCALE: 1/8" = 1'-0"	231 HIGHLAND AVE. ORANGE, NJ LOT: 16 BLOCK: 4802	Proposed Facade Renovation to an Existing Single Family Dwelling.	231 HIGHLAND AVENUE, LLC	SHEET NO. A-100 SHEET IN. 1 OF 2
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FRONT



Left Side



Right Side

Block: 4802 Lot: 16 Qualifier: Card: 1

Last Sale: 11/12/20 for \$240,000

231 HIGHLAND AVE LLC,
231 HIGHLAND AVENUE
ORANGE, NJ 07050

Units: 1 Nbhd:
SFLA: 3303 Floor:
Prop Class: 2 Occupancy:
Bldg Class: 17
Bldg Desc:
Info By: ESTIMATED INT

Model: VCS: R1SO
Bldg Name: Map Page:
Zoning: Year Built: 1899/1963
Addtl Lot: NC Interior: POOR
Land Dim: 10562 SF NC Exterior: DELAP
Style: COLONIAL NC Layout: POOR

231 HIGHLAND AVENUE
Main Building 215,724
Attached Items Value -7,847
Add/Deduct Value 69,154
Base Replacement Cost 277,031
Cost Conversion Factor 1.98
Replacement Cost New 548,521
Net Condition 0.42
Market Adjustment 1.00
Appraised Value 230,379
Detached Items Value 0
Total Land Value 143,058
Total Improvement Value 230,379
Total Value 373,437

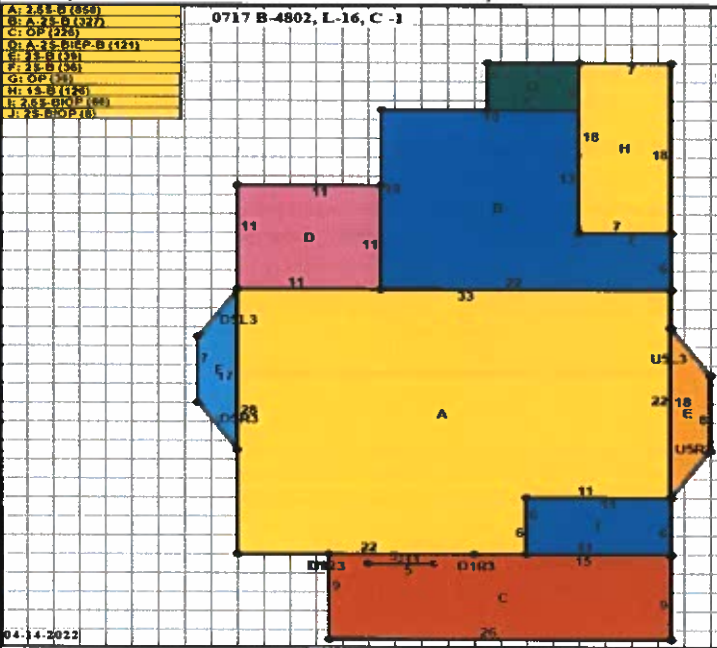
Valuation Summary			
	Computed	Override	Summary
Land	143,100		143,100
Improv	230,400	150,000	150,000
Total	373,500		293,100

Floor Area (footprint)					
Item	Bsmnt	First Uppr Half			Attic
		Floor	Floor	Story	
A 2.5S-B	858	858	858	858	0
B A-2S-B	327	327	327	0	327
D A-2S-BIEP-B	121	121	121	0	121
E 2S-B	39	39	39	0	0
F 2S-B	36	36	36	0	0
H 1S-B	126	126	0	0	0
I 2.5S-BIOP	0	66	66	66	0
J 2S-BIOP	0	8	8	0	0
Totals	1,507	1,581	1,455	924	448

Item	SqFt Living Area		Sketch Areas	
	Area	Description	Description	Sq Ft
First Floor	1,386	A 2.5S-B		858
Upper Floor	1,455	B A-2S-B		327
Half Story	462	C OP		226
Fin Attic	0	D A-2S-BIEP-B		121
Living Bsmnt	0	E 2S-B		39
Unfin Area (-)	0	F 2S-B		36
Total Area	3,303	G OP		35
		H 1S-B		126
		I 2.5S-BIOP		66
		J 2S-BIOP		8

Attached Items		
Seg	Item	Area
C	OPEN PORCH	226
D	BI ENCL PR	121
G	OPEN PORCH	35
I	BI OPEN PR	66
J	BI OPEN PR	8
Total Area		456

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



Room Count						
	B	1	2	3	4	T
Living	0	1	0	0	0	1
Dining	0	1	0	0	0	1
Kitchen	0	1	0	0	0	1
Bath	0	1	1	0	0	2
Bed	0	0	5	2	0	7
Rec	1	1	1	0	0	3
Den	0	0	0	0	0	0
Total	1	5	7	2	0	15

Dwelling Detail	
Element	Description
Bldg Class	17
Type	ONE FAMILY
Yr Built	1899/1963
Height	2.5 STORY
Style	COLONIAL
Roof Type	GABLE
Roof Mat.	ASPH SHNGL
Bsmnt/Fin	70%-FIN BSMT
Foundation	BRICK
Exterior	WOOD SHNGL
Interior	DRYWALL
Floor	MIXED
Heat Src	OIL
Heat Sys	3303-FORCED AIR
Air Cond	NONE
Fireplace	4-2STY FP
Plumbing	1-3FIX BATH 1-2FIX BATH

Sales History				
Owner	Date	Book-Page	Price	NU
231 HIGHLAND AVE LLC,	11/12/20	20201-22423	240,000	

Assessment History				
Year	Class	Land	Improv	Net
2022	2	143,100	150,000	293,100
2021	2	80,600	105,600	186,200
2020	2	80,600	105,600	186,200
2019	2	80,600	105,600	186,200
2018	2	80,600	105,600	186,200

Open Permits			
Date	Number	Description	Value



City of Orange Township

29 N. Day Street
Orange, NJ 07050

Permit #
Date Issued

NOTICE AND ORDER OF PENALTY

- or -
Control #
Violation # **V220025**
Notice Date **04/11/2022**

IDENTIFICATION

Work Site Location 231 HIGHLAND AVE Block 4802 Lot 16 Qualification Code _____

Owner in Fee 231 HIGHLAND AVENUE LLC./ GABRIEL BARRIAL Agent/Contractor _____
Address 130 LINCOLN AVENUE Address _____
ELIZABETH, NJ 07208

To: Owner Other: _____
 Agent/Contractor _____

ACTION

On 04/11/2022, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A **Notice of Violation and Order to Terminate** **Notice of Unsafe Structure** **Notice of Imminent Hazard** was issued. Reinspection of the work site on _____ revealed the following violation(s) remain:

On 04/11/2022, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder, in that you **made a false or misleading written statement, or omitted required information in an application or request for approval;** or **failed to obtain a construction permit;** or **failed to request required inspections;** or **allowed occupancy prior to receiving a certificate of occupancy.**

On 04/11/2022, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A **Stop Construction Order** was issued. Reinspection of the work site on _____ revealed a failure to comply with that **Stop Construction Order**.

PENALTY

Therefore, you are hereby **ORDERED** to pay a penalty in the amount of \$ 2,000.00 for each violation for a total penalty of \$ 8,000.00.

Further, **take NOTICE** that for each week day that any of the said violations remain outstanding after 5/11/2022, an additional penalty of \$ 1,000.00 per week day shall result.

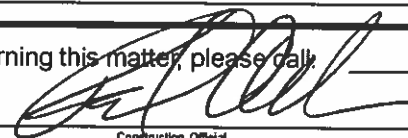
If you wish to contest this **ORDER**, you may request a hearing before the Construction Board of Appeals of the _____ of _____, within 15 days of receipt of this **ORDER** as provided by N.J.A.C. 5:23A-2.1. The Application to the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your address and name, the address of the building or site in question, the permit number, the specific sections of the Regulations in question, and the extent and nature of your reliance on them. You may include a brief statement setting forth your position and the nature of the relief sought by you. You may also append any documents that you consider useful.

The fee for an appeal is \$ 100 and should be forwarded with your application to the Construction Board of Appeals Office at : _____

If you have any questions concerning this matter, please call _____

NOTICE and ORDER of Penalty:


Construction Official

Date: 4/11/2022



ENFORCEMENT ATTACHMENT

Permit #
Date Issued

- or -
Control #

Violation # **V220025**

Notice Date **04/11/2022**

IDENTIFICATION

Work Site Location 231 HIGHLAND AVE Block 4802 Lot 16 Qualification Code _____

Owner in Fee 231 HIGHLAND AVENUE LLC./ GABRIEL BARRIAL Agent/Contractor _____

Address 130 LINCOLN AVENUE Address _____

ELIZABETH, NJ 07208 _____

DATE OF INSPECTION: 4/11/2022 DATE OF THIS NOTICE: 4/11/2022 COMPLIANCE DUE DATE: 5/11/2022

Regulation: 2.14(A)

Infraction: WORK PERFORMED WITHOUT REQUIRED PERMIT YOU APPLIED FOR PERMITS BUT DID NOT PAY FOR IT .YOU ALTERED THE FRONT WINDOWS IN SIZES. THIS IS IN THE HISTORICAL DISTRICT AND YOU MUST APPLY TO THEM FIRST THRU THE CLERKS OFFICE. (PRIOR APPROVALS). YOU STARTED WORK WITHOUT ANY PERMITS ,BUILDING, PLUMBING,ELECTRIC ,AND FIRE. THIS PROJECT IS ALSO DEEMED 'RECONSTRUCTION' YOU GUTTED HOUSE MAIN BEAMS NEW WALLS NEW STAIRS. A STOP WORK ORDER WAS POSTED AROUND THE HOUSE.

Remedy: PAY FINE, GET APPROVAL FROM HISTORIC BOARD, RESUBMIT NEW PLANS LABELED 'RECONSTRUCTION', ADJUST PRICES TO REFLECT TRUE COSTS OF LABOR AND MATERIALS.

231 HIGHLAND AVE ORANGE

BLOCK: 4802 LOT: 16

Gus. SKY@OUTLOOK.COM

GUSTAVO FERREIRA

9734936710