



**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): Scotland Ventures LLC

Address: 5308 13th Ave #197 Brooklyn, NY 11219 Email: solomon@qlproperties.com

Telephone (Day) (718)930-7768 (Eve) (718)930-7768 (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): Patrick Adams, Romanus Ihuoma, Franklin & Robert Caputo, Clarence Drewey

Address: 611-617 Scotland Street and 517-519 Beach Street Email: \_\_\_\_\_

Telephone Number: (Day) \_\_\_\_\_ (Eve) \_\_\_\_\_

Street Address of the Property that is subject of Application: 611-617 Scotland Street and  
517-519 Beach Street

Tax Block: 6105 Lot: 2, 3, 4 and 5

Name of Historic District in which Property lies: \_\_\_\_\_

Orange Valley       Montrose Seven Oaks Park       Main Street       St. John's

Existing use of the Property:

Family Dollar Tree store, residential detached dwellings and a laundromat

Existing zoning of the Property:

Central Valley Redevelopment Plan District 4. Mid-rise multifamily apartments up to 8 stories high are permitted.

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

The applicant proposes to demolish the existing residential and commercial buildings on the site and construct a new 6-story, multifamily dwelling, with seventy-eight (78) residential units over basement and first floor parking for 57 vehicles.

**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 site is situated in the Central Valley Redevelopment Plan, District 4 and the proposed development meets all the bulk and design requirements contained in same. The proposed project will conform with the character of 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.**
- **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 \$ 70.00.**

Signature of Applicant(s) 

(Print Name) Scotland Ventures LLC 

Date 2/29/2024

Signature of Owner(s) (if different than Applicant) Please see attached.

(Print Name) Solomon Chae

Date 2/29/2024

**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.**

Connell Foley LLP  
One Newark Center  
1085 Raymond Boulevard, 19<sup>th</sup> Floor  
Newark, NJ 07102  
P 973.436.5800 F 973.436.5801

**Rebecca Maioriello**  
Associate  
RMaioriello@connellfoley.com

March 1, 2024

**VIA ELECTRONIC MAIL AND HAND DELIVERY**

Joyce Lanier  
City of Orange Historic Preservation Commission  
29 North Day Street  
Orange, New Jersey 07050  
[JLanier@orangenj.gov](mailto:JLanier@orangenj.gov)

**Re: Scotland Ventures LLC  
611-617 Scotland Street and 517-519 Beach Street**

Dear Ms. Lanier:

This firm represents Scotland Ventures LLC (the "Applicant") in connection with an application for preliminary site plan approval to construct a new six (6)-story seventy-eight (78) unit multifamily residential building on the properties located at 611-617 Scotland Street and 517-519 Beach Street, Orange, New Jersey (the "Property"), which is currently pending before the Planning Board of the City of Orange (the "Application").

In connection therewith, the Applicant submits the following documentation to seek necessary approvals from the City of Orange Historic Preservation Commission:

1. An executed City of Orange Historic Preservation Commission Application for Certification of Appropriateness;
2. An executed Affidavit of Consent from the Property owner;
3. A check in the amount of \$70.00;
4. Three (3) sets of photographs of the Property;
5. Three (3) sets of civil site plans prepared by Adnan A. Khan, P.E., C.M.E. of AWZ Engineering, Inc. dated November 11, 2022;
6. Three (3) sets of architectural plans prepared by Dennis M. Devino, R.A. of Devino Aiello and Associates dated November 10, 2022; and
7. Three (3) sets of a topographic location survey map prepared by Rodolfo Pierri P.L.S. of V4 Land Surveying PLLC dated November 10, 2021.

Thank you for your courtesies in this regard. Should you have any questions or concerns, please do not hesitate to contact me.

Very truly yours,

*Rebecca Maioriello*  
Rebecca Maioriello, Esq.



A TRADITION OF LEGAL EXCELLENCE SINCE 1936

Connell Foley LLP  
One Newark Center  
1085 Raymond Boulevard, 19<sup>th</sup> Floor  
Newark, NJ 07102  
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RECEIVED Rebecca Maioriello  
ORANGE CITY CLERK'S OFFICE Associate  
RMaioriello@connellfoley.com  
2024 MAR -1 P 1:55

March 1, 2024

**VIA ELECTRONIC MAIL AND HAND DELIVERY**

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Roseland

Jersey City

Newark

New York

Cherry Hill

Philadelphia

[www.connellfoley.com](http://www.connellfoley.com)

**OWNER CONSENT**

I Patrick Adams hereby certify that I am the owner in fee of all that certain lot, piece of parcel of land situated at 611 Scotland Road, Orange, New Jersey 07050, in the County of Essex, known as Block 6105, Lot 2. I hereby authorize and consent to the submission of this application to the Planning Board by Applicant.

*Patrick Adams*

Owner's Signature

13<sup>th</sup> July 2022

Date

**OWNER CONSENT**

I Romanus G. Thomas hereby certify that I am the owner in fee of all that certain lot, piece of parcel of land situated at 613 Scotland Road, Orange, New Jersey 07050, in the County of Essex, known as Block 6105, Lot 3. I hereby authorize and consent to the submission of this application to the Planning Board by Applicant.

Romanus G. Thomas

Owner's Signature

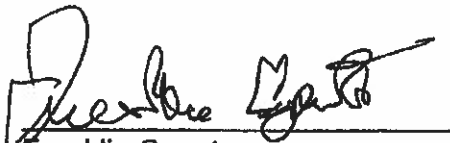
05/27/2022


Date



**OWNER CONSENT**

We, Franklin Caputo and Robert Caputo, hereby certify that we are the owners in fee of all that certain lot, piece of parcel of land situated at 617 Scotland Road, Orange New Jersey 07050, in the County of Essex, known as Block 605, Lot 3. We hereby authorize and consent to the submission of this application to the Planning Board by Applicant.

  
Franklin Caputo

  
Robert Caputo

Dated: June 23, 2022

**OWNER CONSENT**

I CLARENCE M. DREWRY hereby certify that I am the owner in fee of all that certain lot, piece of parcel of land situated at 519 Beach Street, Orange, New Jersey 07050, in the County of Essex, known as Block 6105, Lot 5. I hereby authorize and consent to the submission of this application to the Planning Board by Applicant.

Clarence M. Drewry

Owner's Signature

6/10/22

Date







