



**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): 512 Scotland 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): \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

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

Street Address of the Property that is subject of Application: 512 Scotland Street and  
522 Scotland Street

Tax Block: 5902 Lot: 3 and 4

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

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

Existing use of the Property:

denial office is situated on the corner lot and a single family home,

Existing zoning of the Property:

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



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

Street Address of the Property that is subject of Application: 512 Scotland Street and  
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Tax Block: 5902 Lot: 3 and 4

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

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

Existing use of the Property: \_\_\_\_\_  
dental office is situated on the corner lot and a single family home.

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 seeks to demolish the existing structures and construct a 5-story  
36 unit, multifamily residential building.

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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?  
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.

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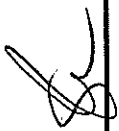
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Each Application must be accompanied by sketches, drawings, photographs, descriptions or other information sufficient to show the proposed alterations, additions, changes or new construction. The Commission may require the subsequent submission of 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 \$ 70.00.

Signature of Applicant(s) \_\_\_\_\_  


(Print Name) 512 Scotland LLC \_\_\_\_\_

Date 2/29/2024 \_\_\_\_\_

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.

**AFFIDAVIT OF OWNERSHIP**

STATE OF NY :  
COUNTY OF Kings :

I, Solomon Goldberger, of full age, being duly sworn according to law on his oath deposes and says, that I am the Managing Member of Scotland Realty LLC, which is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the City of Orange Township aforesaid, and known and designated as:  
522 Scotland Road, designated as Block 5902, Lot 3, and that I authorize 512 Scotland LLC to make the annexed application on the entity's behalf, and that the statements of fact contained in said application are true.

By: \_\_\_\_\_  


Sworn to before me this  
22 day of January 2024  
Notary Public 