



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): Morrow St Holdings LLC
Name of Applicant(s): _____

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): _____
Please see attached ownership and consent forms.

Address: _____ Email: _____

Telephone Number: (Day) _____ (Eve) _____

Street Address of the Property that is subject of Application: 566-588 Morrow Street
567-585 Morrow Street and 507-515 S Jefferson Street

Tax Block: 6003 Lot: 5-8, 11-14, 27-30

Name of Historic District in which Property lies: _____

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

Existing use of the Property: _____
several detached residential dwellings and two lots in which contractor yards are situated.

Existing zoning of the Property: _____
Central Valley Redevelopment Plan District 2. Mixed-use, mid-rise developments are permitted.

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

The Applicant proposed to demolish the existing residential and commercial structures and construct a new 6-story, mixed use development, which will include two buildings, consisting of a total of 202 residential units and 2,000 square feet of retail space. The development will include off-street parking consisting of 168 parking space equivalent across both buildings.

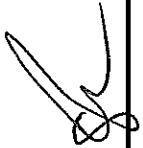
Explain how you plan to prevent, minimize and mitigate any adverse effects to this Property, to nearby historically significant properties, and to the Historic District?

The project advances the purposes of the Central Valley Redevelopment Plan and the City's master plan. The project and design is consistent with the Township of Orange's Historic Preservation Commission's Development Regulations.

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) Morrow St Holdings LLC

Date 2/29/2024

Signature of Owner(s) (if different than Applicant) Please see attached ownership and consent forms.

(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 NEW JERSEY :
COUNTY OF ESSEX :

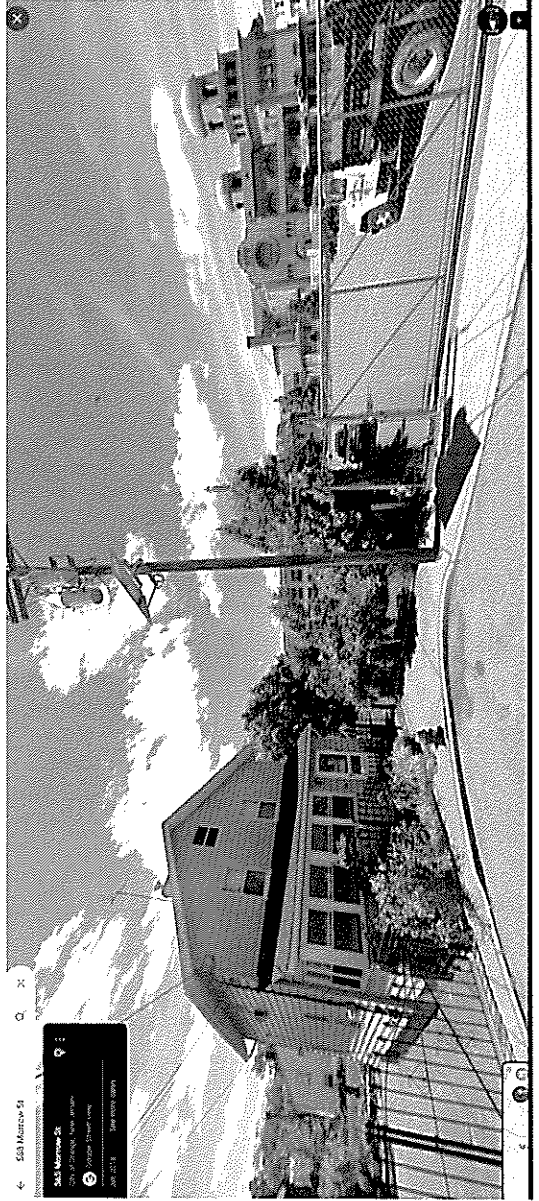
I, Vincent Gallo & Sons INC., of full age, being duly sworn according to law on his/her oath deposes and says, that I reside at _____ in the City of _____, the County of _____, and State of _____, and am the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the City of Orange Township aforesaid, and known and designated as: 566 Morrow Street, Orange, NJ 07050, designated as Block 6003, Lot 8, and that I authorize QL Developers LLC, its successors and/or assigns, to make the annexed application in my behalf, and that the statements of fact contained in said application are true.

By: *Carmela Gallo*

Sworn to before me this _____ day of _____ 2022

Notary Public

Elizabeth Gallo
Elizabeth Gallo
Notary Public
New Jersey
My Commission Expires 11-20-2024
No. 2232069





Connell Foley LLP
One Newark Center
1085 Raymond Boulevard, 19th 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

**Re: Morrow St Holdings LLC
566-588 Morrow Street, 567-585 Morrow Street and 507-515 Jefferson
Street**

Dear Ms. Lanier:

This firm represents Morrow St Holdings LLC (the "Applicant") in connection with an application for preliminary site plan approval to construct two (2) new six (6)-story two-hundred and two (202) unit multifamily residential building with 2,000 square feet of retail space on the properties located at 566-588 Morrow Street, 567-585 Morrow Street and 507-515 Jefferson 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 July 24, 2023;
6. Three (3) sets of architectural plans prepared by Richard Garber, AIA and Nicole Robertson, AIA of GRO Architects PLLC dated September 8, 2023; 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 25, 2022.

Roseland Jersey City Newark New York Cherry Hill Philadelphia
www.connellfoley.com

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.



Fraud Risk Questionnaire
Management and Organization Personnel

Rev 2020_12

As part of our audit of the organization's financial statements and in accordance with auditing standards generally accepted in the United States of America, we are required to discuss and document the organization's assessment and views regarding the risk of fraud and compliance with laws and regulations. In preparation for our discussion(s), we have provided the following questions that we ask you to review and complete for use as part of our discussion(s).

- Please check **Yes** or **No** where indicated. If a question is answered **Yes**, please provide an explanation or description to elaborate.
- For a question that does not ask for a **Yes** or **No** response, please provide a written response.

1. Are you aware of:
 - a. Actual or suspected fraud?
Yes / No

 - b. Any allegations of fraud (e.g. communications from employees or others)?
Yes / No

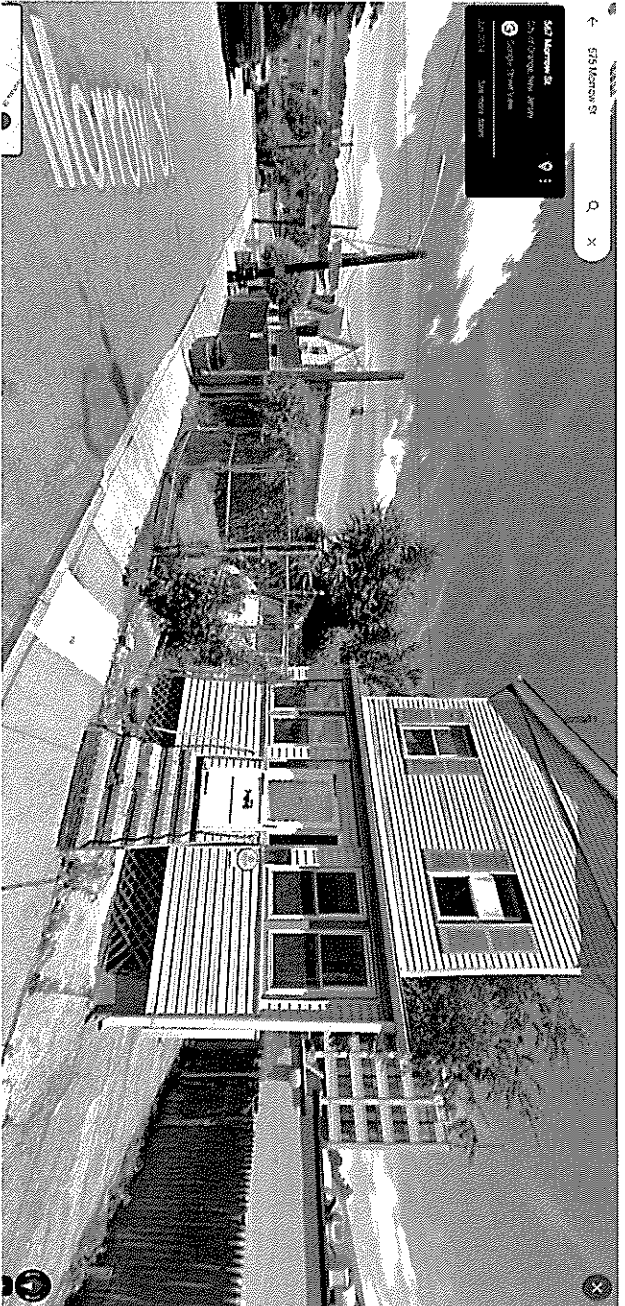
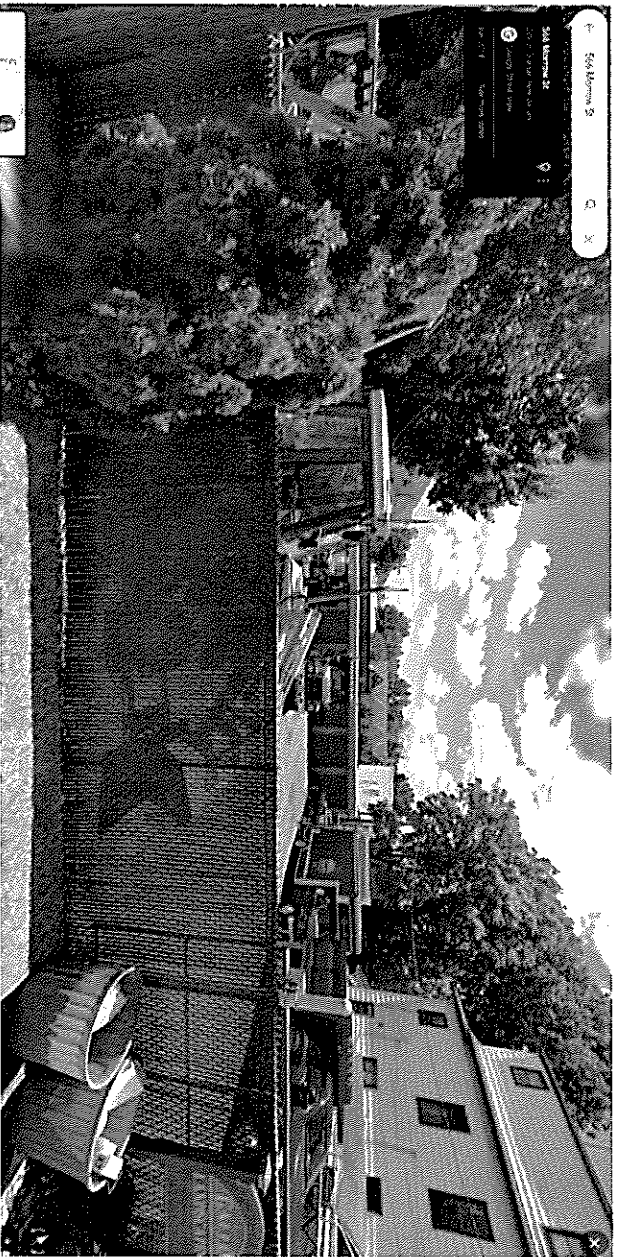
2. What are your thoughts as to where the risks of fraud could be within the organization? (Including any specific risks or areas where fraud is likely to occur.)
_____ N/A _____

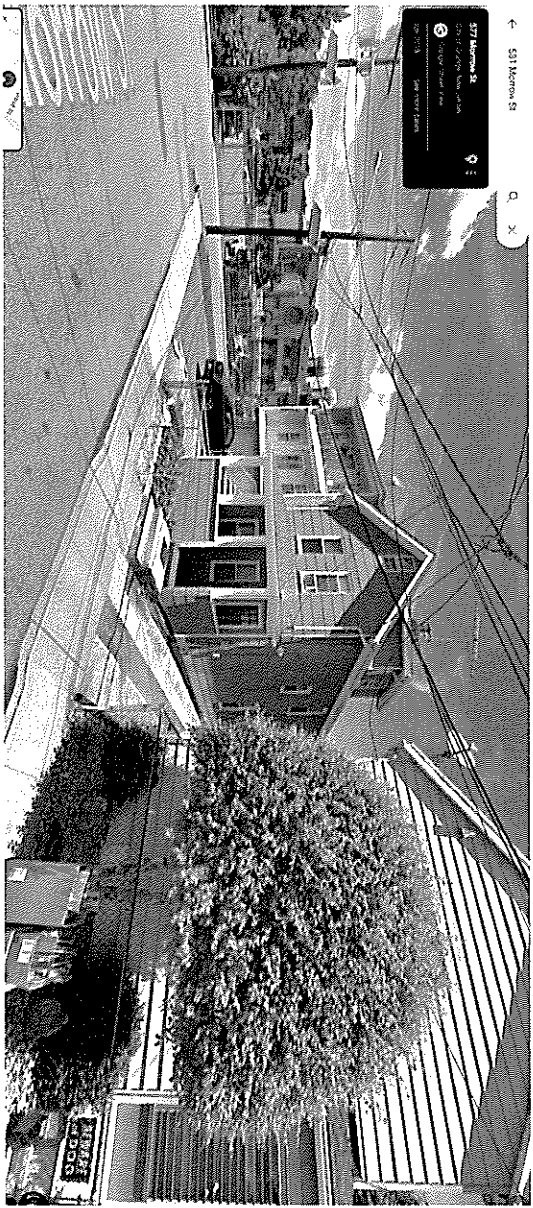
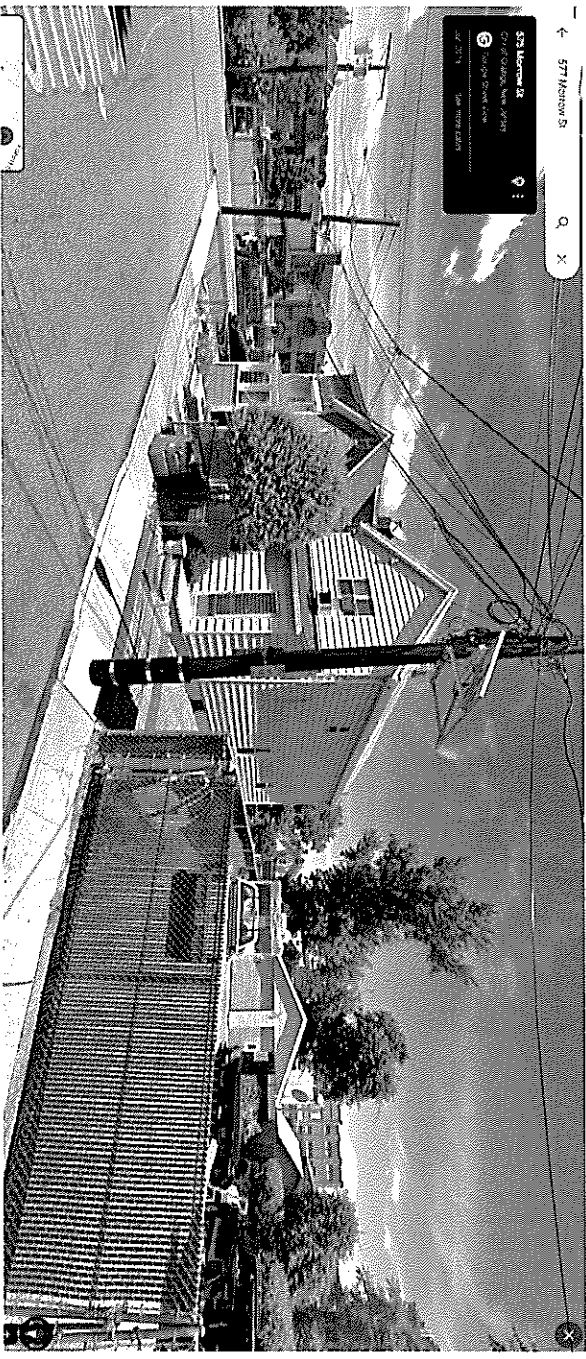
3. What programs and controls has the organization established to mitigate fraud risks and how does it monitor such programs and controls?

4. How does the organization communicate to employees its views on business practices and ethical behavior?
_____ email communication _____

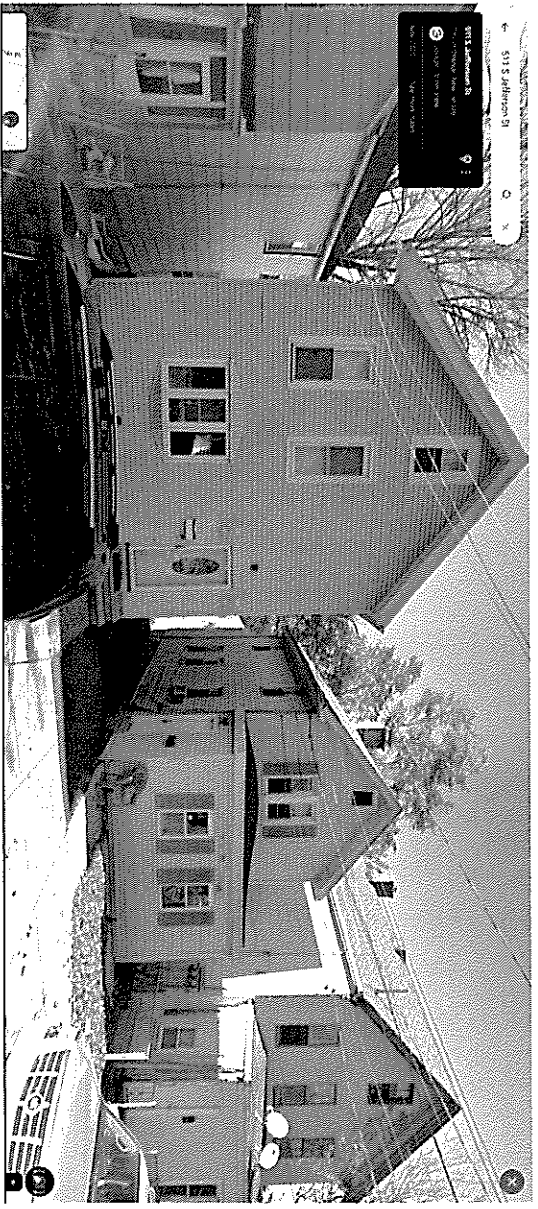
5. (To be completed by management only) Has management or anyone else reported to the Board of Directors or to the Audit Committee (or its equivalent) how the organization's internal control identifies and responds to the risks of fraud? If yes, explain how.
Yes / No
_____ N/A _____

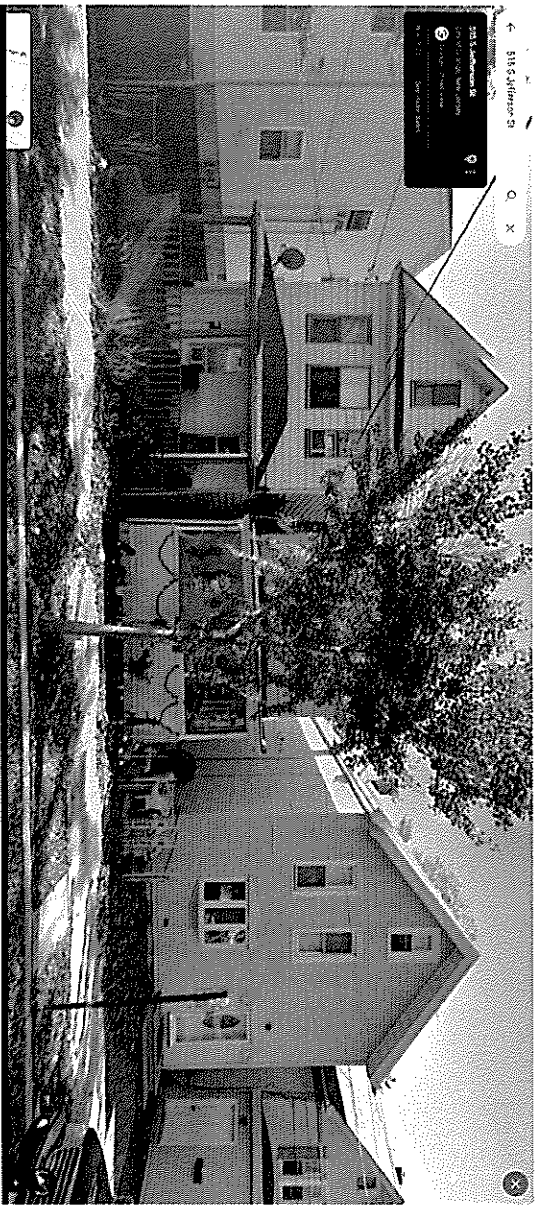
6. What changes would you implement to improve the safeguarding of the organization's assets and the financial reporting process?











14805915-1



A TRADITION OF LEGAL EXCELLENCE SINCE 1938

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

RECEIVED
ORANGE CITY CLERK'S OFFICE

2024 MAR -1 P 1:55

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

RECEIVED
ORANGE CITY CLERK'S OFFICE
2024 MAR -1 P 3:04

Re: **Morrow St Holdings LLC**
566-588 Morrow Street, 567-585 Morrow Street and 507-515 Jefferson Street

Dear Ms. Lanier:

This firm represents Morrow St Holdings LLC (the "Applicant") in connection with an application for preliminary site plan approval to construct two (2) new six (6)-story two-hundred and two (202) unit multifamily residential building with 2,000 square feet of retail space on the properties located at 566-588 Morrow Street, 567-585 Morrow Street and 507-515 Jefferson Street, Orange, New Jersey (the "Property"), which is currently pending before the Planning Board of the City of Orange (the "Application").

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2. An executed Affidavit of Consent from the Property owner;
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7. Three (3) sets of a topographic location survey map prepared by Rodolfo Pierri P.L.S. of V4 Land Surveying PLLC dated November 25, 2022.

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY :
COUNTY OF SOMERSET :

I, Agostina Palmieri, of full age, being duly sworn according to law on his/her oath deposes and says, that I reside at 588 Morrow Street, in the City of Orange Township, the County of Essex, and State of New Jersey, and am 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: 588 Morrow Street, designated as Block 6003, Lot 5, and that I hereby authorize and consent to Morrow St Holdings LLC submitting an application to the Orange Planning Board.

By: Agostina Palmieri
Agostina Palmieri, by Maria R. Garcia,
her attorney in fact

Sworn to before me this 1st day of November 2022


Notary Public


MATTHEW D. RAIA
ATTORNEY AT LAW OF NJ

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY :
COUNTY OF ~~UNION~~ :
UNION

We, Jose Rodrigues and N.S.K. Builders LLC, of full age, being duly sworn according to law on his/her oath deposes and says, that I reside at ¹⁰³² ~~Prospect~~ in the City of ~~Mountain~~^{Paterson}, the County of , and State of ~~New Jersey~~, and am 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: 584 Morrow Street, Orange, NJ 07050, designated as Block 6003, Lot 6, and that I authorize QL Developers LLC, its successors and/or assigns, to make the annexed application in my behalf, and that the statements of fact contained in said application are true.

By: 

Sworn to before me this

15 day of December 2022

Notary Public



AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY :
COUNTY OF ESSEX :

We, James Callendar and Joshua Hodge, of full age, being duly sworn according to law on his/her oath deposes and says, that I reside at 576 Morrow st in the City of Orange, the County of Essex, and State of New Jersey and am 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: 576 Morrow Street, Orange, NJ 07050, designated as Block 6003, Lot 7, and that I authorize QL Developers LLC, its successors and/or assigns, to make the annexed application in my behalf, and that the statements of fact contained in said application are true.

By: James Callendar
Joshua Hodge
Joshua Hodge

Sworn to before me this 20th day of December 2022

Notary Public


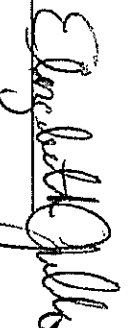
CHARLES H. WEST
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JAN. 30, 2026

Charles H. West
12/20/22

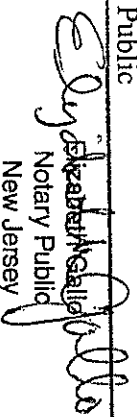
AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY :
COUNTY OF ESSEX :

We, Frank Gallo and Elizabeth Gallo, of full age, being duly sworn according to law on his/her oath deposes and says, that I reside at _____ in the City of _____, the County of _____, and State of _____, and am 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: 575-577 Morrow Street, Orange, NJ 07050, designated as Block 6003. Lots 11 and 12, and that I authorize _____ QL Developers LLC, its successors and/or assigns, to make the annexed application in my behalf, and that the statements of fact contained in said application are true.

By:  

Sworn to before me this _____ day of December 2022

Notary Public

Notary Public
New Jersey
My Commission Expires 11-20-2024
No. 2232069

AFFIDAVIT OF OWNERSHIP

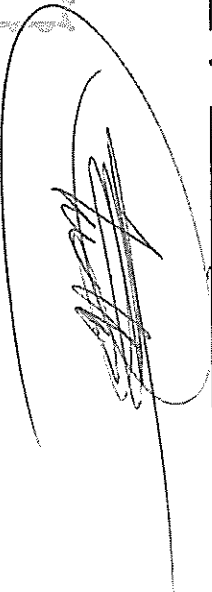
STATE OF NEW JERSEY :
COUNTY OF ESSEX :

I, Maude F Caprice, of full age, being duly sworn according to law on his/her oath deposes and says, that I reside at 581 Morrow in the City of Orange, the County of Essex, and State of NC, and am 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: 581 Morrow Street, Orange, NJ 07050, designated as Block 6003, Lot 13, and that I authorize QL Developers LLC, its successors and/or assigns, to make the annexed application in my behalf, and that the statements of fact contained in said application are true.

By:  _____

Sworn to before me this 15th day of June 2022


Notary Public




AFFIDAVIT OF OWNERSHIP

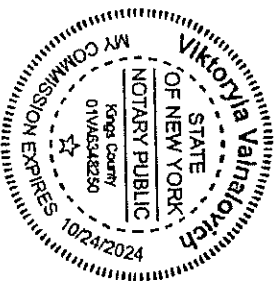
STATE OF NJ :
COUNTY OF ESSEX :

I, Morrow St. Holdings LLC (Solomon Goldberger), of full age, being duly sworn according to law on his/her oath deposes and says, that I reside at 5308 13th Ave, #197 in the city of Brooklyn, the County of Kings, and State of NY, and am 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: 585 Morrow Street, Orange, NJ 07050, designated as Block 6003, Lot 14, and that I authorize Morrow St. Holdings LLC to make the annexed application in my behalf, and that the statements of fact contained in said application are true.

By:  _____

Sworn to before me this
_____ day of May 2023

Notary Public 



AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY :
COUNTY OF ESSEX :


I, Jawad Mohyuddin, of full age, being duly sworn according to law on his/her oath deposes and says, that I reside at 70 Demorest Ave. in the Township of Woodbridge, the County of Middlesex, and State of NJ, and am 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: 507 South Jefferson Street, Orange, NJ 07050, designated as Block 6003, Lot 27, and that I authorize QL Developers LLC to make the annexed application in my behalf, and that the statements of fact contained in said application are true.

By:  Jawad Mohyuddin, Sub. 17, 2023 21:30 EST

Sworn to before me this

18 day of February 2023

Notary Public





AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY :
COUNTY OF ESSEX :

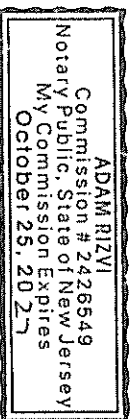
I, Rabia Molyuddin, of full age, being duly sworn according to law on his/her oath deposes and says, that I reside at 70 Demorest Ave. in the Township of Woodbridge, the County of Middlesex, and State of NJ, and am the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the City of Orange Township aforesaid, and known and designated as: 509 South Jefferson Street, Orange, NJ 07050, designated as Block 6003, Lot 28, and that I authorize QL Developers LLC to make the annexed application in my behalf, and that the statements of fact contained in said application are true.

By:  _____

Sworn to before me this

20th day of February 2023

Notary Public



AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY :
COUNTY OF ESSEX :

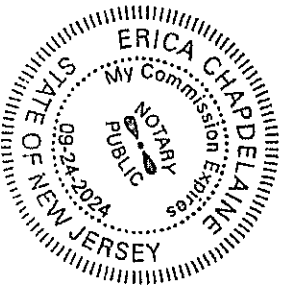
I, Shaniqua Ashman , of full age, being duly sworn according to law on his/her oath deposes and says, that I reside at 511 S Jefferson St in the City of Orange , the County of Essex , and State of NJ , and am the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the City of Orange Township aforesaid, and known and designated as: 511 South Jefferson Street, Orange, NJ 07050, designated as Block 6003, Lot 29, and that I authorize QL Developers LLC to make the annexed application in my behalf, and that the statements of fact contained in said application are true.

By: Shaniqua Ashman

Sworn to before me this
2 day of March 2023

Notary Public

Erica Chapelaine



AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY :
COUNTY OF ESSEX :

I, Hammad Mohyuddin, of full age, being duly sworn according to law on his/her oath deposes and says, that I reside at 70 Denmorest Ave. in the Township of Woodbridge, the County of Middlesex, and State of NJ, and am 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: 515 South Jefferson Street, Orange, NJ 07050, designated as Block 6003, Lot 30, and that I authorize QL Developers LLC to make the annexed application in my behalf, and that the statements of fact contained in said application are true.

By: 

Sworn to before me this

20th day of February 2023

Notary Public



