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425 EAGLE ROCK AVENUE, SUITE 200
ROSELAND, NEW JERSEY 07068-1717
973-228-9900
FAX 973-994-1705
www.postpolak.com

Marsha M. Moore
Shareholder

mmoore@postpolak.com
973-228-9900, Ext. 220

May 16, 2024

VIA HAND DELIVERY & EMAIL (tscipio@orangenj.gov)

Trisha A. Scipio, Zoning Board Secretary
City of Orange Township Zoning Board of Adjustment
29 North Day Street, Room 305
Orange, NJ 07050

**RE: Pefund Investment Group LLC
Property: 389 Olcott Street, Orange, NJ
Block: 4701, Lot: 13
Post Polak File No. 7394.00001**

Dear Ms. Scipio:

This firm represents Pefund Investment Group LLC in connection with the above-referenced matter. Enclosed please find the following:

1. Letter of Approval from the Historic Commission dated March 20, 2024;
2. Summary of revisions Letter prepared by Artek Studio, LLC dated May 13, 2024 consisting of one (1) page; and
3. Four (4) 24" x 36" signed and sealed sets of revised Architectural Plans prepared by Artek Studio, LLC dated August 25, 2021 consisting of seven (7) sheets;

Should you require any further documentation, please do not hesitate to contact me.

Very truly yours,

POST POLAK, P.A.

/s/Marsha M. Moore
Marsha M. Moore

MMM/ams
Enclosures

cc: Peter Atselefun c/o Pefund Investment Group, LLC (via email)
Daniela A. Roma, AIA c/o Artek Studio, LLC (via email)
Maria Rocha c/o Artek Studio, LLC (via email)

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ORANGE CITY CLERK'S OFFICE
2024 MAY 16 P 2:59



The City of Orange Township Historic Commission

Commissioners

Keith Carroll
Kathy Dowd
Jody Leight
Brandon Matthews
Janice Morrell
Troy Simmons
Abdiel Velez
Karen Wells

March 20, 2024

Marsha M. Moore, Esq.
Post Polak, PA
425 Eagle Rock Avenue, Suite 200
Roseland, New Jersey 07068
Attorney for Applicant/Owner Peter Atselefun and Pefund Investment Group, LLC

RE: 389 Olcott Street - Certificate of Appropriateness for Construction of New Single Family Home and Remodeled garage Including New Garage Doors, Block 4701, Lot 13

Dear Ms. Moore:

This letter constitutes an advance notice that the City of Orange Historic Preservation Commission (OHPC) voted at the February 21, 2024 meeting to approve a Certificate of Appropriateness for the project to be undertaken at 389 Olcott Street (subject property), which property is also designated as Block 4701, Lot 13 on the City of Orange Township Tax Map, which project consists of construction of a new single family home with a remodeled garage and new garage doors in the Montrose-Seven Oaks Historic District.

A formal Resolution will memorialize the vote taken on February 21, 2024 at a future OHPC meeting.

The approval of the Certificate of Appropriateness is based on, and subject to, the following findings of fact and specific conditions of the approval:

I. FINDINGS OF FACT

- A. Peter Atselefun and Pefund Investment Group, LLC submitted an Application dated January 22, 2024 together with Attorney Moore's cover letter dated January 31, 2024, and accompanying materials including Artek Studio, LLC's plan set prepared by Architect David Angel Roma, AIA, Newark, N.J., consisting of fifteen (15) sheets, a site plan, and a survey prepared by Michael Pronesti, PLS, Pronesti Surveying.

- B. Attorney Moore noted that the side yard setbacks were quite narrow due to the narrow width of the existing lot. This influenced the house design because the Owner will still need to install a driveway to the existing garage at the rear of the lot.
- C. Peter Atselefun was in attendance at the hearing on the Application. His Architect, Mr. Roma, was sworn and testified that the Application was for a Certificate of Appropriateness to construct a new single family home on the lot with a remodeled garage and new garage doors. The house will be "Farmhouse" style with a brick front type Endicott in white glaze, a metal black roof, smooth iron gray color James Hardie plank siding in a smooth look on all exterior visible elevations (no vinyl siding), and Andersen casement windows with a front door made of wood with side lites. The Architect and Applicant agreed to re-submit the plan set showing no vinyl siding.
- D. Mr. Roma noted that there are six steps up to the front door on the right side of the front elevation, and there will be fiber cement in redwood type color ("Vintage Wood") bands underneath both large windows on the right side of the front elevation. The remaining windows will be double hung with one upper and one lower lite, or the same where there are double windows (two upper, two lower) per the plan set.
- E. The eighteen (18) foot by eighteen (18) foot garage is set in the rear of the lot at the end of the long driveway. The vinyl siding will be removed and Hardie plank will be employed as cladding on the garage, and the single large door will be removed and new doors will be installed that will reflect the house's main entrance with window on top of the door, to match the front door of the house. The Architect agreed to provide specifications for the new garage doors and windows, as well as the front door to the house.
- F. Commissioner Morrell asked had the Applicant and Architect read the Design Guidelines and reviewed the styles of the housing on Olcott Street prior to developing the plans, and also noted that the narrow width of the lot while not a detriment influenced the design. Mr. Roma replied that he had read the Design Guidelines and looked at the existing house styles on the street, and that the housing was built in the 1950s and 1960s and that he thought a more contemporary look would be suitable notwithstanding the historic nature of the neighborhood. Commissioner Wells commented on the similar and dissimilar characteristics and designs of the existing homes compared to the house proposed to be constructed, noting that many of the houses were 1940s and 1950s cottages.
- G. At the public hearing on the Application, there were no comments from the public.
- H. Based on the sworn testimony provided by Architect Roma, and the Application and accompanying materials, including the plan set consisting of fifteen (15) sheets, the survey and the product information and rendering, which form the basis of the Commission's decision and are incorporated herein as if fully set forth in detail herein, the Commission agreed to the request for a Certificate of Appropriateness and found same warranted based

upon the representations by the Applicant/Owner's Architect, architectural plan sets and elevations depicting the project, rendering, survey and product information materials and designs to be submitted as a condition of this approval for the house front door, house windows and the garage doors.


- I. No vinyl siding is allowed on this building or structure. All materials must comply with the Design Guidelines.

II. CONCLUSIONS OF LAW

- A. The Commission agreed that project warranted relief, and would advance the goals of the Orange Valley Historic District, the City's Master Plan, the zone plan and zoning ordinance, Design Guidelines which are incorporated therein, and the Municipal Land Use Law.
- B. The Commission found that the Applicant demonstrated by virtue of the Application, testimony, Architect's plan set, product information, and other information as to the need for the project and found that the relief sought in the Application is warranted, and that a Certificate of Appropriateness shall issue for the project per the plan set, with the exception that no vinyl siding is allowed on the house or garage, and with the condition that the Architect shall provide the specifications and/or product information for the garage doors, the house front door and house windows.
- C. Therefore, it is appropriate that the Historic Preservation Commission hereby APPROVES the issuance of a CERTIFICATE OF APPROPRIATENESS to the Applicant and Owner for the construction of a new house and remodeled garage as set forth above including the conditions specified above.

This is not a zoning approval. The OHPC does not examine applications with respect to either zoning or use. This is not a building or construction permit. This is not an approval of any side yard, rear yard or front yard setbacks, maximum lot coverage, width, lot size, floor area ratio, impervious surface, or compliance with any other local land use ordinance requirement, site plan ordinance requirement, or any other code, including but not limited to International Residential Code, National Electrical Code, National Standard Plumbing Code, International Energy Conservation Code, International Mechanical Code, International Fuel Gas Code, N.J. Rehabilitation Subcode, and the N.J. Barrier Free Subcode.

Please let me know if you have any questions about the foregoing.

Sincerely,

Joyce Lanier
Secretary to the OHPC

May 13, 2024

City of East Orange
44 City Hall Plaza
East Orange, NJ 07018

RE: Peter Atselefun
389 Olcott Street
East Orange, NJ
Block: 4701 Lot: 13

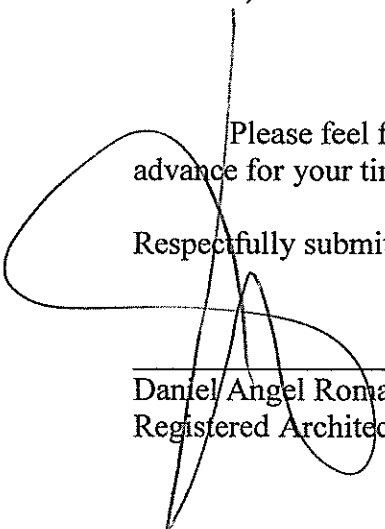
To whom it may concern,

This letter is in response to the historic district comments, with regards to the referenced application. Please note that the following responses pertain to comments which affect drawings prepared by Artek Studio.

- 1) New garage with metal double garage doors. Previous garage will be demolished due to structural problems, see page 7
- 2) Entrance door material is made of steel, see page 7
- 3) All window materials will be fibrex, see page 7

Please feel free to contact our office if you have any questions or concerns. Thank you in advance for your time.

Respectfully submitted,



Daniel Angel Roma
Registered Architect