



HISTORIC PRESERVATION COMMISSION REGULAR BOARD MEETING MINUTES

Thursday, January 18, 2024 - 7:30 PM

Virtual Webex Meeting

To access information on how to use WebEx to join the meeting, please click on the following link: <https://www.southorange.org/800/WebEx-FAQs>

ORDER OF BUSINESS

Chair Levine called the meeting to order at approximately 7:30pm:

1. Roll Call

Class A Commissioners

Karen Marlowe, Vice Chair
Anina Rossen

Class B Commissioners

Jacob Levine, Chair
Amy Dahn
Gretchen Schumann - Absent
David Wright - Absent
Jason Martinek

Alternates

Vacant (Class A)
Julie McCourt (Class B)

Summer Jones, Trustee Liaison
William Sullivan, Commission Counsel
Ogetti Davis, Recording Secretary

2. Meeting Notice Statement

Chair Levine read the following statement:

Adequate notice of this meeting had been provided to the press in accordance with the Open Public Meetings Act, N.J.S.A 10:4-6. In addition, notice of this meeting was posted in Village Hall and on the Village's website, and has been filed in the Office of the Village Clerk. Official action may be taken.

3. Appointments

A. Re-appointments of the following members:



- Karen Marlowe - Regular Member
- Jason Martinek - Regular Member
- Julie McCourt - Alternate Member

Mr. Sullivan administered the Oath of Office to all the re-appointed members.

4. Approval of Minutes

- A. Regular meeting held on December 21, 2023:
Ms. Dahn moved to approve the minutes of the meeting held on December 21st, seconded by Ms. Marlowe. All members were in favor and none opposed.

5. New Business

- A. Application for Non-Binding Advice: HPC-2023-04: JESPY House, Inc.
Block 2013 Lot 10
111 Milligan Place

The applicant is proposing the construction of a 4-story building with JESPY professional offices, accessory client service rooms and 6 apartments of supportive housing for adults with developmental and/or intellectual disabilities:

Derek Orth attorney of the firm Inglesino & Taylor on behalf of the applicant gave a brief overview of JESPY House and the application that is pending before the Planning Board. Mr. Orth introduced one witness Joseph Donato licensed architect sworn and recognized by the board as an expert in architecture. Mr. Donato explained that he had been working on this project for over a year with the staff and clients. He presented and described the following exhibits:

- A1 – Aerial View
- A2 – Series of photos of the properties across the street
- A3 – Photos of the buildings to the left of the property
- A4 – Photos to the right of the property
- A5 – Photos of the building directing behind the property
- A6 – Front rendering of the building
- A7 – Rendering of the building showing the north west sided at the corner
- A8 – Elevation of the facing the parking lot
- A9 – Elevation of the rear of the property facing Irvington Avenue



- A10 – Elevation of the side of the building
- A11 – Full set of architect plans submitted to the Planning Board

In response to board questions, Mr. Donato discussed variances requested for the rear yard setback, parking lot and lot coverage. He described the proposed use for the apartments, number of existing and proposed bedrooms, building accessibility and consideration of alternate locations. Also, he described the height of the building compared to the properties on the left and right, roof peak, type of windows, building materials and locations of the stairway and elevator.

In response to public questions, Mr. Donato discussed how long JESPY has owned the property, size of the proposed open space, plan for a garden, space for art & music, existing trees, number of existing and proposed parking spaces, consideration of front porch and double doors, building maintenance plan, roof material and signage.

Public comment:

There were many members of the public that were not in favor of the project and expressed concerns of losing historic homes in the neighborhood, the design of the building, windows being too large and the signage should be scaled down to a plaque. There were some members of the public that were in favor of the project and expressed the importance of the JESPY residents having an accessible location, noting no other changes can be made to the existing building and JESPY is part of the community and the history of South Orange.

Mr. Orth summarized the project, felt the architect did a good job with serving the community and they will take all comments into consideration.

Board Discussion:

The board members discussed the concerns of the JESPY corporation demolishing 4 historic building in town, the history of this property, would like to see parts of the existing building incorporated into the new building and recognized that JESPY is a part of the community. The board proposed some modification should the Planning Board decide to approve the application such as revising the façade, reducing the height and revising the windows in the front, side and



rear of the building.

Ms. Marlowe moved to approve Mr. Sullivan drafting a non-binding advice letter to the Planning board with the comments and recommendations discussed, seconded by Mr. Martinek. All members were in favor and none opposed.

6. Old Business

Trustee Jones gave the following updates:

- A. Baird Update – They are still working on the elevator issues.
- B. Library Update – Currently, the architect is working on the design. There was a site visit by SHPO, a small medication is needed.

7. Discussion/Follow Up/Action Items

- A. Trustee Report – Chair Levine and Mr. Sullivan will attend the next Board of Trustees meeting to present the Ordinance Revisions. The department budget presentations are scheduled for Saturday, January 20th, 9am to 5pm. The meeting will be virtual and open to the public.

8. Subcommittee Updates

- A. Master Plan Implementation – There was no update.
- B. Ordinance Revision Discussion – There was no update.
- C. Website Update – There was no update.

9. Public Comments

10. Next Meeting Date

- A. Thursday, February 15, 2024 at 7:30 pm

11. Adjournment

There being no further discussion, Ms. Dahn moved to adjourn the meeting, seconded by Ms. Marlowe. Chair Levine adjourned the meeting at approximately 11pm.

Respectfully Submitted by,
Ojetti Davis
Recording Secretary