



HISTORIC PRESERVATION COMMISSION REGULAR MEETING MINUTES

Thursday, April 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 7:30 pm:

1. Roll Call

Class A Commissioners

Karen Marlowe, Vice Chair

Anina Rossen

Class B Commissioners

Jacob Levine, Chair

Amy Dahn

Gretchen Schumann

David Wright - Absent

Jason Martinek - Absent

Alternates

Vacant (Class A)

Julie McCourt(Class B)

Summer Jones, Village Councilmember

William Sullivan, Commission Counsel

Ojetti 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. Approval of Minutes

A. Regular meeting held on March 21, 2024:

Ms. Marlowe moved to approve the minutes as amended, seconded



by Ms. Schumann. All members were in favor and none opposed.

4. New Business

A. HPC-2024-01: 116 Valley Street Reholdings, LLC

Block 2004 Lot 2

116 Valley Street

Non-Binding Advice: The applicant is proposing a 2 1/2 story addition to the rear of the existing single family detached residence.

Keith Loughlin attorney of the firm Inglesino Taylor on behalf of the applicant stated they have filed an application with the South Orange Zoning Board of Adjustment seeking an addition to the rear of the property. Mr. Loughlin introduced one witness Adam Womelsodrf sworn and recognized as an expert in architecture. Mr. Womelsodrf entered and described the following exhibits:

- A1 - Collection of photos of the existing property showing existing conditions of the building
- A2 – Mockup of the proposed building demolition
- A3 – Floor Plan
- A4 – Building Elevations

He explained the biggest change to the building will be the roofline going from a side to side gable to a front to back gable. The porch will remain the same size and in the same location. Also, changing the roofline of the side addition to make it more compatible with the building and described the building materials.

In response to the commissioners' questions, Mr. Womelsodrf discussed the consideration to keeping the roofline the same and the consideration to wrapping the porch around instead of keeping it in the same location. Also, discussed the plan for the 2nd & 3rd floor to be one apartment and the addition on the side to remain a kitchen.

Board Discussion:

The board members preferred that the property be maintained in its historic nature of the Greek Revival Style. By this property being one of the only remaining style of this building in the Prospect Street Historic District, the board does not think it would be a huge additional cost to what was presented. Also, recommended the porch be constructed to wrap around the side.



Ms. Marlowe moved to authorize Mr. Sullivan to prepare the non-binding advice letter to the Zoning Board of Adjustment, seconded by Mr. Ms. Schumann.

Roll Call Vote:

Ms. Dahn	Yes
Ms. McCourt	Yes
Ms. Schumann	Yes
Ms. Marlowe	Yes
Mr. Levine	Yes

Motion Carried. Ms. Rossen was present but had technical difficulties and was unable to vote.

5. Old Business

Councilwoman Jones discussed the following:

- A. Baird Update – The Baird Community Center has officially opened and the Grand Opening is scheduled for Saturday, April 20th.
- B. Library Update – There is a Library Town Hall presentation by the architects tonight at the old Library.

6. Discussion/Follow Up/Action Items

- A. Village Council Report – Councilwoman Jones mentioned the Village Charter changes are official as of April 10th. Also, Councilwoman Jones will be working on a PowerPoint presentation as requested by the Village Administrator of the proposed HPC Ordinance changes to be presented to the Village Councilmembers at an upcoming Village Council meeting.
- B. NJDEP Historic Preservation Office - Rehabilitation of 59 South Centre Drive:
The commissioners discussed a correspondence that was received from State Historic Preservation Office for the rehabilitation of 59 South Centre Drive. This project is planning to be funded by the Community Development Block Grant Disaster Recovery Program. There was action required by this board.

7. Subcommittee Updates

- A. Master Plan Implementation - There was no update.
- B. Ordinance Revision Discussion – There was no additional update.
- C. Website Update – Ms. Marlowe renewed the website host subscription for the year.



8. Public Comments

There were no questions or comments from the public.

9. Next Meeting Date

A. Thursday, May 16, 2024 at 7:30 pm:

The board discussed the next meeting to be in-person at the Baird Community Center.

10. Adjournment

There being no further discussion, Chair Levine adjourned the meeting at approximately 8:45 pm.

Respectfully Submitted by,
Ojetti Davis
Recording Secretary