



HISTORIC PRESERVATION COMMISSION REGULAR MEETING MINUTES

Thursday, June 20, 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 opened the meeting 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 - Absent
David Wright
Jason Martinek

Alternates

Vacant (Class A)
Julie McCourt(Class B)

Summer Jones, Village Council 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. Approval of Minutes

- A. Regular meeting held on May 16, 2024:
Ms. Marlowe moved to approve the minutes of May 16th as



amended, seconded by Chair Levine. All members were in favor and none opposed.

4. New Business

5. Old Business

A. Non-Binding Advice: HPC-2023-03: JESPY House, Inc.

Block 2017 Lots 16, 17 & 18

102-110 Prospect Street

The applicant is proposing the construction of a 4-story building housing JESPY professional offices, accessory client service rooms and 31 residential apartments of supportive housing for adults with developmental and/or intellectual disabilities:

Derek Orth attorney on behalf of the applicant described the newly amended application that includes Lot 19. The plan is to demo Lot 19 to make an access driveway. Mr. Orth discussed the Non-Binding Advice letter issued by this board in January 2024 and explained some of the changes made such as lowering the level of the building and modifying the pedestrian walkway. They still are requesting some variances. He introduced 1 witness Nancy Dougherty who was sworn and recognized by the board as an expert in architecture. Ms. Dougherty entered and discussed the following exhibits:

- A1 – Existing structure dated 6/20
- A2 – Photos of national registered historic buildings
- A3 – Map of Historic Civic and religious buildings
- A4 – Photo board
- A5 – Photo Board with current four and five story apartment buildings
- A6 – Site History sketch map
- A7 – Photo of existing building for 108-110 Prospect Street
- A8 – Series of photos of surrounding properties
- A9 – Original rendering
- A10 – Exterior perspective rendering
- A11 – Elevation of the front and east side showing the garage
- A12 – Floor plan of the first floor

In response to board questions, Ms. Dougherty discussed the proposed roof line decision due to cost, buffering between the parking spaces and any proposed historic features to the parking garage.



In response to public questions, Ms. Dougherty discussed new proposed surface lot and how will fit in the surrounding neighborhood, oak tree removal, entrance to the parking garage, screening, preserving historic elements from with the structures and number of bedrooms.

Chair Levine opened the meeting for public comments:

There were some members in support of the project, felt it was a thoughtful design that fits in the neighborhood, the plan showed is much nicer than the previous plan and thought many of the suggestions have been incorporated. There were also some members of the public that were not in support of the project, felt it should be in a different area of town, the current design is massive compared to the surrounding buildings and felt there should be more transparency and communication to the immediate neighbors.

Board Discussion:

As previously stated in the first non-binding advice letter, the board is against the demolition of the proposed buildings and disappointed that JESPY did not find another location. However, they did see some improvements in the revised plans, appreciated the historic research but would have liked to hear that they looked at other locations.

Ms. Marlowe moved to approve Mr. Sullivan drafting a non-binding advice letter to the Planning Board for consideration of the comments and recommendations discussed, seconded by Ms. Dahn. All members were in favor and none opposed.

- B. Baird Update – There was no update.
- C. Library Update – Due to the project being over budgeted, the design is being looked over again. There will be some possible changes.

6. Discussion/Follow Up/Action Items

- A. Village Council Report – There was no report.

7. Subcommittee Updates

- A. Master Plan Implementation – There was no report.
- B. Ordinance Revision Discussion – Chair Levine discussed the meeting with Mr. Otis Village Attorney and Ms. Patras Village Planner regarding the ordinance revisions. They are working through the ordinance and expects it to be up for first reading in July. He will



notify the board of the exact date of when it will be introduced at the Village Council meeting.

C. Website Update – There was no report.

8. Public Comments

There were no questions or comments from the public.

9. Next Meeting Date

A. Thursday, July 18, 2024 at 7:30 pm

10. Adjournment

There being no further discussion, Ms. Marlowe moved to adjourn the meeting, seconded by Ms. Dahn. All members were in favor and none opposed. Chair Levine adjourned the meeting at approximately 10:25 pm.

Respectfully Submitted by,
Ojetti Davis
Recording Secretary