

**Introduced: February 22, 2016**

**Adopted: March 14, 2016**

**THE TOWNSHIP OF SOUTH ORANGE VILLAGE**

**ORDINANCE #2016-09**

**AN ORDINANCE SUPERCEDING AND REPLACING ORDINANCE 2012-09 AND 2012-16 REGARDING A HISTORIC PRESERVATION COMMISSION AND THE DESIGNATION OF LOCAL LANDMARKS**

WHEREAS, the Board of Trustees of the Township of South Orange Village (the “Trustees”), by Ordinance #2012-09 established a Historic Preservation Commission pursuant to N.J.S.A. 40:55D-107 et seq. and set forth certain procedures and requirements related to same; and

WHEREAS, the Trustees, by Ordinance #2012-16 amended section 92-3 of the Code of the Township of South Orange Village to include a definition of “Local Landmark” and to establish the criteria and procures for the designation of Local Landmarks; and

WHEREAS, the Trustees wish to adopt certain amendments to these procedures and requirements established under these Ordinances,

NOW THEREFORE, BE IT ORDAINED, by the Board of Trustees of the Township of South Orange Village, a municipal corporation in the State of New Jersey located in Essex County thereof, as follows:

**Section 1.      **Creation of an Historic Preservation Commission****

Pursuant to N.J.S.A. 40:55D-65(i) and 107 et seq. there is created an Historic Preservation Commission (“Commission”) in the Township of South Orange Village (the “Village”), for the purposes set forth herein.

**Section 2.      **Designation of Local Landmarks****

- A. Section 92-3 of the Code of the Township of South Orange Village is hereby amended by the definition of “Local Landmark” as follows:

**Local Landmark**

An historic district, site, property, building, structure and object which meets the criteria set forth in Section 2B of this Ordinance and (i) has previously been included on the State or National Register of Historic Places or for which an opinion or certification of eligibility exists by the State Historic Preservation Officer pursuant to the Code of Federal Regulations, Title 36, Part 800, as amended in the Federal Register (69 FR 40553-40555) on July 6, 2004, or N.J.A.C. 7:4-5.1-3, that such is eligible for inclusion on the Register(s), and is further designated a local landmark by the Board of Trustees pursuant to N.J.S.A. 40:55D-65.1, or (ii) is, by ordinance, designated as a local landmark by the Board of Trustees, pursuant to N.J.S.A. 40:55D-65.1, or (iii) is recommended by the Historic Preservation Commission pursuant to N.J.S.A. 40:55D-

109b and adopted by the Planning Board in the historic preservation element of the Master Plan as a local landmark.

- B. The criteria for designation as a local landmark shall be the same as the criteria for listing on the National or State Register of Historic Places, and are the same criteria established by the National Register Criteria for Evaluation in the Code of Federal Regulations (Title 36, Part 60), as same may from time to time be supplemented or amended. The criteria shall be applied and interpreted in the same manner by the Board of Trustees and by the Historic Preservation Commission and Planning Board as applied and interpreted by the State Historic Preservation Officer.
- C. Where an historic district is designated as historic or declared a local landmark, the key contributing properties within the historic district identified as such, including properties, buildings, sites, structures and objects, shall be considered Designated Local Landmarks, subject to the Certificate of Appropriateness provisions of Section 8 of this Ordinance
- D. Annexed as Schedule A is a listing of local landmarks designated as historic properties, structures, sites, districts, buildings or objects established by the Board of Trustees pursuant to this Ordinance and N.J.S.A. 40:55D-65.1 and based upon a resolution of the Board of Trustees, which provides the reasons therefore.

### **Section 3. Definitions**

“Administrative Officer” shall mean the Zoning Officer or Construction Official as appropriate in the exercise of their duties with respect to an application for development under the Municipal Land Use Law or an application for a demolition or construction permit under the Uniform Construction Code.

“Certificate of Appropriateness” shall mean an approval of an application to demolish an historic structure and/or to subdivide a property located in a Designated Historic District or on which is located a Designated Local Landmark so designated under this Ordinance or previously designated pursuant to Ordinance #2012-16.

“Demolition” shall mean destruction of the front facade with a primary entrance or any facade facing a public street of a Designated Local Landmark including any key contributing structure in a Designated Historic District so designated under this Ordinance or previously designated pursuant to Ordinance #2012-16; or the destruction of more than one-half (50%) of the original structure of any such structure; or destruction of one or more of any such structure’s architectural elements that define or are key to its historic significance or character.

“Designated Local Landmark(s)” shall mean any property or structure designated as a local landmark pursuant to Section 2 of this Ordinance or previously designated pursuant to Ordinance #2012-16.

“Designated Historic District” shall mean any geographic area designated as a historic district pursuant to Section 2 of this Ordinance or previously designated pursuant to Ordinance #2012-16.

“Relocation” shall mean the transport of a building to a new location, by means adequate to assure structural and architectural integrity, for continuation of the designed use of the building, or an adaptive reuse pursuant to the standards of the United States Department of the Interior.

#### **Section 4. Commission Membership Appointment**

- A. The Commission shall consist of seven regular members and two alternate members. The Village President shall appoint all members of the Commission and shall designate at the time of appointment the regular members by class and the alternate members as “Alternate No. 1” and “Alternate No. 2.” Any vacancy on the Commission (including a vacant alternate position) shall be filled by the Village President within sixty days in accordance with the procedures established by N.J.S.A. 40:55D-107c for making such appointments, the newly appointed member to finish out the unexpired term of the previous member.
- B. The regular members of the Commission shall include at least one person from Class A, described in subsection C below and at least one person from Class B, described in subsection C below; provided, however, that at least three of the regular members of the Commission must be from the aforementioned Class A and Class B. The alternate members of the Commission shall meet at least the qualifications of Class C, described in subsection C below.
- C. Class A and Class B members may reside outside of South Orange, and Class C members shall reside in South Orange and shall consist of the following types of persons:
- 1) Class A. Persons who are knowledgeable in building design and construction or architectural history.
  - 2) Class B. Persons who are knowledgeable or have a demonstrated interest in South Orange history.
  - 3) Class C. Those regular members who are not designated as Class A or Class B shall be designated as Class C. Class C members shall hold no other municipal office, position or employment except for membership on the Planning Board or the Zoning Board of Adjustment.

#### **Section 5. Membership Terms**

The terms of regular members shall be four years and the terms for alternate members shall be two years. Notwithstanding the foregoing, the terms of the initial members shall be determined to the greatest extent practicable so that the terms of the regular members expire evenly over the first four years and the terms of the alternate members expire evenly over the first two years. Notwithstanding any provision herein, to the contrary, the term of any member, who is also a member of the Planning Board or Zoning Board of Adjustment, shall be controlled by and be coterminous with that member’s term on the Planning Board or Zoning Board of Adjustment.

#### **Section 6. Conflict of Interest**

No member of the Commission shall be permitted to act on any matter in which he/she has, either directly or indirectly, any personal or financial interest.

#### **Section 7. Responsibilities of the Commission**

The Commission shall have the responsibility to:

- A. Prepare and maintain a survey of historic properties, structures, sites and districts of South Orange pursuant to criteria identified in the survey report. The survey shall include, but not be limited to, each property, structure, site, and district listed or eligible for listing in the historic preservation element of the Village Master Plan. The historic preservation element of the Village Master Plan shall include, but not be limited to, each property, structure, site, and district listed or eligible for listing in the State or National Registers of Historic Places. These and all other criteria for inclusion in the survey of historic properties, structures, sites and districts shall be identified in the survey report.
- B. Make recommendations to the Planning Board on the historic preservation plan element of the Village Master Plan including the inclusion of designated historic properties, structures, sites and districts and those eligible for designation and inclusion, and on the implications for preservation of historic sites of any other Master Plan elements.
- C. To propose to the Board of Trustees those properties, structures, sites and districts located within the Village which it has found to be worthy of historic designation and hence should be subject to the provisions of this chapter.
- D. To apply for, receive, retain or expend, upon resolution of the governing body, any federal, state or private grant, grant-in-aid, gift or bequest in furtherance of this chapter and to obligate the expenditure of the funds which the Commission may have, or may be appropriated to it, regardless of whether such expenditure will be made in the current fiscal year. Any such monies given to the Commission shall be added to the Commission's existing budget and shall not be added to the Village's general fund unless the funds may be used for operating expenses, in which case the governing body will determine whether to use such funds to offset appropriated funding.
- E. To seek any benefits which may be granted under the National Historic Preservation Act, as amended, or any other state or federal law, regulation or grant program, including, but not limited to, the benefits which flow to communities under the Certified Local Government Program with regard to training, grant funding and technical assistance.
- F. To review and approve or disapprove of applications for Certificates of Appropriateness pursuant to the provisions of this chapter as provided under sections 8, 10 and 11 and to provide written reports to the Administrative Officer on same, with a copy to the Planning Board or Zoning Board of Adjustment if an application for development is submitted or anticipated.
- G. Advise the Planning Board and the Zoning Board of Adjustment on applications for development pursuant to Section 9 hereof.
- H. Provide written reports pursuant to N.J.S.A. 40:55D-111 on application of the zoning ordinance provisions concerning historic preservation; and
- I. Carry out such other advisory, educational and informational functions as will promote historic preservation in the municipality, including making recommendations to the governing body.

## **Section 8. Certificate of Appropriateness**

A Certificate of Appropriateness shall be obtained pursuant to this Section and Sections 10-12 of this Chapter for the Demolition of any key contributing structure in a Designated Historic District or a Designated Local Landmark, and/or any structure designated as a local landmark in the historic preservation plan element of the Village Master Plan. A Certificate of Appropriateness also shall be obtained pursuant to this Section and Sections 10-12 of this Chapter for the subdivision of any property located in a Designated Historic District and any property on which a Designated Local Landmark is located.

## **Section 9. Non-Binding Advice on Certain Development Applications Not Requiring a Certificate of Appropriateness**

The Secretary of the Planning Board and Zoning Board of Adjustment shall refer to the Commission every application for development submitted to either board for development within a Designated Historic District or on property on which a Designated Local Landmark is located. This referral shall be made when the application for development is submitted to the Board and before it is scheduled for a hearing. Failure to refer the application as required shall not invalidate any hearing or proceeding. The Commission may provide its non-binding advice, which shall be conveyed by written report or resolution and/or through the delegation of one of its members or staff to testify orally at the hearing on the application and to explain any written advice or comments which may have been submitted to the Board.

## **Section 10. Voting and Procedure for Review of Applications**

- A. Application for Certificate of Appropriateness: Demolition, Relocation and Subdivision.
1. Certificate of Appropriateness Required.
    - (a) No key contributing structure in a Designated Historic District or Designated Local Landmark shall be demolished, removed or relocated without a Certificate of Appropriateness.
    - (b) No subdivision of a lot located in a Designated Historic District or on which a Designated Local Landmark is located shall be approved without a Certificate of Appropriateness.
    - (c) Procedure for Review. In reviewing any Certificate of Appropriateness application, the Historic Preservation Commission shall consider the following matters:
      - (i) the property's, structure's, site's or district's historic, architectural, cultural and aesthetic significance.
      - (ii) the setting, design, arrangement, texture, details, scale, shape, materials, finish, color, streetscape, and related out buildings and the relationship of those characteristics to the historic, architectural, cultural and aesthetic significance of the historic property, structure, site or district;
      - (iii) the impact of the proposed change on the historic and architectural significance of the historic site or district;

- (iv) the extent to which the proposed action would adversely affect the public's view of a historic property, structure, site or district from a public street or other public property;
  - (v) any evidence of potential archaeological significance of the site;
  - (vi) the property's, structure's, site's or district's current and potential use for those purposes currently permitted by the zoning ordinance and Master Plan or for the use proposed;
  - (vii) the importance of the property, structure, site, or district to the Village, and the extent to which its removal would adversely affect its historical or architectural value, the integrity of the historic property or district, or the public interest;
  - (viii) the extent to which the property, structure, site or district is of such old, unusual or uncommon design, craftsmanship, texture or material that it could not be readily reproduced or could be reproduced only with great difficulty;
  - (ix) the extent to which the property's, structure's, site's or district's retention would attract tourists, students, writers, historians, artists and artisans, attract new residents, encourage study and interest in American history, stimulate interest and study in architecture and design, educate citizens in American culture and heritage, or make the Village a more attractive and desirable place in which to live;
  - (x) the probable impact of the property's, structure's, site's or district's removal upon the ambiance and context of any adjacent or included historic district or designated historic property, structure or site;
  - (xi) the structural soundness and historic integrity of the building, structure, site or district and the economic feasibility of restoring or rehabilitating the structure so as to comply with the requirements of the applicable building codes;
  - (xii) as to relocations only, the compelling reasons for not retaining the structure or improvement at its present site, the proximity of the proposed new location to its original location, its accessibility to residents of the Village, and the probability of significant damage to the structure or improvement during its relocation.
  - (xiii) as to relocations only, the compatibility, nature and character of the current and the proposed surrounding areas as they relate to the intent and purposes of this Chapter.
- (d) A Certificate of Appropriateness shall be granted only if the owner or applicant demonstrates that the historic property or structure of a Designated Local Landmark cannot be put to a reasonable use and its preservation will impose an undue hardship on the applicant.

- (e) In interpreting and applying the standards and criteria set forth herein, the Commission shall be guided by the *Secretary of the Interior Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (hereinafter referred to as “the Standards”). The Standards are set forth in the Code of Federal Regulations, Title 36, *Parks, Forests, and Public Property*, Chapter I, (“National Park Service, Department of the Interior”), Parts 1 to 99, with Guidelines maintained by the National Park Service, as may be revised and amended. The Standards, entitled Historic Preservation Standards, shall be included as a table within the Zoning Ordinance, and are hereby also adopted as the Commission’s design criteria and guidelines pursuant to N.J.S.A. 40:55D-65.1.

2. Approval of Certificate of Appropriateness.

- (a) Opportunity to Salvage or Recycle Part of Structure Prior to Demolition. With respect to demolitions only, in the event the owner or applicant does not intend to recycle or salvage parts of the structure, the owner shall for thirty days afford interested parties and groups the opportunity to remove parts or architectural features from said structure prior to its demolition, subject to requirements for insurance, indemnification and other reasonable requests, in the discretion of the owner. The Commission shall maintain a list of interested parties and groups and the owner shall provide notice by certified mail to such groups advising of said opportunity to salvage.
- (b) Notice of Demolition or Relocation Posted and Published by Owner. Applicants or owners in receipt of a Certificate of Appropriateness shall, prior to demolition or relocation, post a Notice of Demolition, or a Notice of Relocation, on the subject property for a period of at least 30 days in such a manner as to be clearly readable from the nearest street, and shall publish said notice in the Legal Notices of the Township’s official newspaper at least once a week for a minimum of four (4) consecutive weeks, which notice advertised in the Legal Notices may be conducted concurrently with the 30 days’ Notice on the subject property.

3. Approval after change of circumstances.

If a significant change in circumstance occurs, resulting in a structurally unsound and unsafe historic property, structure, site or district, or which poses an imminent hazard, the Commission may grant a Certificate of Appropriateness to demolish, remove or relocate in an emergency meeting called by the Construction Official, who shall, after the recommendation to approve of the Certificate, have 20 days in which to issue a Certificate of Appropriateness and permit for demolition, removal or relocation of all or part of the property, structure, site or district. The emergency meeting shall be noticed to the public according to law, and notice shall be given in writing to the property owner.

#### 4. Disapproval of Certificate of Appropriateness

The disapproval of a Certificate of Appropriateness shall not impair the applicant's other and remaining valuable property rights under the United States Constitution or the Constitution of the State of New Jersey, or general law.

- (a) Appeals. The disapproval of a Certificate of Appropriateness or any conditions of an approval of a Certificate of Appropriateness may be appealed by the applicant within 45 days to the Zoning Board of Adjustment ("ZBA") as provided under N.J.S.A. 40:55D-70(a). Further appeals may be taken as provided by law. The ZBA's review shall be based on the record created before the Commission, without further testimony or evidence. The Commission's decision will be upheld unless the ZBA determines that the Commission acted without jurisdiction or otherwise acted in an ultra vires manner, or that its decision was arbitrary and capricious. The ZBA can request briefing from the counsel for the appellant and the Commission and the ZBA can entertain oral argument by counsel. Further appeals may be taken from the decision of the ZBA as provided by law.
- (b) If the Commission disapproves an application to demolish or relocate a historic property, structure, site or district, an appraisal of the fair market value of the property, site, structure or district that is the subject of the application shall be made, at the Village's expense. The applicant or owner may obtain an appraisal of the fair market value of the subject property, site, structure or district, at its or his expense. If the applicant's or owner's appraisal is within ten percent of the Village's appraised fair market value, the fair market value shall be determined to be the average of the two appraisals. If the difference is more than ten percent, and both appraisals were performed within the same 12 month period, the appraisals shall be referred to a third, neutral appraiser to determine the fair market value, with the costs of the third appraisal split between the Village and the applicant or owner.
- (c) In case of disapproval, the Planning Board may exercise its right to reserve the property, structure, site or district for up to one year, pursuant to N.J.S.A. 40:55D-44, and for the purposes therein, based upon the historic preservation plan element of the Master Plan, or any other element of the Master Plan.
- (d) Sale for Fair Market Value. If the applicant or owner intends to continue to pursue the demolition, removal or relocation application or any appeal thereof, regardless of any reservation by the Planning Board it shall for a period of one year from the date of said reservation or disapproval make bona fide and diligent efforts to sell the structure to any person, firm, organization, governmental agency or political subdivision that provides reasonable written assurance that it is willing to preserve said property, structure, site or district. In order to maximize the opportunity for preservation, the applicant or owner shall provide notice of the proposed demolition or relocation in accordance with the provisions set forth above. For the purposes of satisfying the requirements of this subsection (d), the applicant shall not be obligated to accept less than the property's, structure's, site's or district's fair market value.



5. The applicant may reapply for a Certificate of Appropriateness after the passage of the one-year period set forth in subsection 4(c) and (d) of this Section 10 if, during the period of reservation, if any, or during the period in which the property is offered for sale, bona fide and diligent efforts to sell or otherwise transfer the property for fair market value prove futile. Upon the Commission's satisfaction with applicant's demonstration of proof of bona fide and diligent efforts to sell or otherwise transfer the property for fair market value, a Certificate of Appropriateness shall be approved.

#### **Section 11. Criteria for Review of Certificate of Appropriateness Applications**

- A. Every application for development under the Municipal Land Use Law or application for a demolition or construction permit pursuant to the Uniform Construction Code filed with the Village shall be reviewed by the Administrative Officer to determine if the application requires a Certificate of Appropriateness. If so, the Administrative Officer shall notify the applicant that he or she must submit a request for a Certificate of Appropriateness to the Commission prior to obtaining a demolition or construction permit or before its application to the Planning Board or Zoning Board of Adjustment, if applicable, is deemed complete. The Administrative Officer shall notify the Commission of the application. A public hearing shall be held by the Commission on an application for a Certificate of Appropriateness. The application form and related materials shall be made available at the Building Department and the Engineering Department and on the Village website.

The Administrative Officer shall review an application for technical completeness within 15 calendar days of receipt of the application. If any application is found to be incomplete, the applicant will be advised of the deficiency (ies) and given thirty days to make revised or additional submissions to correct them. If the applicant does not make the necessary revised or additional submissions or they are deemed to be inadequate the application shall be administratively denied and the applicant will be required to file a new application if they wish to proceed. When the application is found to be technically complete it shall be referred to the Commission.

The application will be reviewed by the Commission at a regularly scheduled meeting, provided that it has been received in a technically complete form at least 15 days prior to that date. The applicant and property owner shall be notified of the meeting date in writing. At the meeting, the Commission will review the application for a Certificate of Appropriateness and all relevant supporting documentation according to the criteria set forth herein. The applicant and/or his/her designated representative shall be given an opportunity to present testimony, including expert testimony. A Certificate of Appropriateness shall be issued upon the approval of a majority of the full voting membership of the Commission present at the meeting.

The Commission shall, no later than 45 days from the date that a technically complete application is referred to the Commission, render a decision, and, at its next regular meeting, shall approve the issuance of a written resolution embodying that decision. Failure to act within the forty-five-day period shall be deemed to constitute a report in favor of the application, unless an extension is agreed upon by both the Commission and the applicant.

Where an application for development before the Planning Board or Zoning Board of Adjustment requires a Certificate of Appropriateness, the application before the Planning Board or Zoning Board of Adjustment shall not be deemed complete and

scheduled for a hearing until the Commission renders a decision on the application for the Certificate. The Planning Board or Zoning Board of Adjustment shall not render a decision on the application until the Commission submits its written decision on the application.

B. If a Certificate of Appropriateness is approved, the Historic Preservation Commission may include with its written report to the Administrative Officer, with a copy to the Planning Board or Zoning Board of Adjustment as the case may be, in regard to an application for development for new construction, alterations, additions or replacements affecting a historic property, structure or site or within a historic district, recommendations as to the following factors in relation to its setting and context:

1. Height;
2. Massing;
3. Density;
4. Use, including where a use variance is proposed under N.J.S.A. 55D-70(d);
5. Proportion of the width and height of the building's facades;
6. Proportion of openings within the building;
7. Rhythm of spacing of buildings on streets;
8. Rhythm of solids to voids on facades fronting on public places;
9. Relationship of color, materials and texture;
10. Any applicable design guidelines adopted by the governing body.

**Section 12. Application of Law**

In all other respects the Commission shall be subject to the provisions of N.J.S.A. 40:55D-107 et seq.

**Section 13. Repealer**

This Ordinance hereby supersedes and replaces Ordinances #2012-09 and #2012-16. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed.

**Section 14. Effective Date**

This ordinance shall take effect on and after final publication, as required by law.

# # #

NOTICE IS HEREBY GIVEN that the above titled Ordinance was introduced and passed on first reading at a meeting of the Board of Trustees of the Township of South Orange Village held on Monday; February 22, 2016 at the South Orange Performing Arts Center.

NOTICE IS FURTHER GIVEN THAT THIS ORDINANCE WAS ADOPTED on second reading after public hearing at a meeting of the Board of Trustees of the Township of South Orange Village held on Monday, March 14, 2016 at 7:15 p.m., at the South Orange Performing Arts Center, South Orange, New Jersey, at which time all persons were given the opportunity to be heard concerning said ordinance.

Trustee Member	Motion	Second	Ayes	Nays	Abstain	Absent
Clarke			X			
Davis Ford						X
DuBow			X			
Levison			X			
Rosner	X		X			
Schnall		X	X			

CERTIFICATION

I, Susan Caljean, Village Clerk of the Township of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this Ordinance was introduced on first reading by the Board of Trustees at their meeting held on February 22, 2016.

\_\_\_\_\_  
Susan Caljean, RMC, CMC, CMR  
Village Clerk

Trustee Member	Motion	Second	Ayes	Nays	Abstain	Absent
Clarke			X			
Davis Ford			X			
DuBow						X
Levison			X			
Rosner	X		X			
Schnall		X	X			

CERTIFICATION

I, Susan Caljean, Village Clerk of the Township of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this Ordinance was adopted on second reading by the Board of Trustees at their meeting held on March 14, 2016.

\_\_\_\_\_  
Susan Caljean, RMC, CMC, CMR  
Village Clerk

Introduced: February 22, 2016

**Adopted:** March 14, 2016

**ATTEST:**

**TOWNSHIP OF SOUTH ORANGE VILLAGE**

\_\_\_\_\_  
Susan Caljean, RMC, CMR, CMC

\_\_\_\_\_  
Village President, Sheena Collum

## Schedule A - Local Landmarks

Properties Listed on the State or National Registers or Eligible Therefor

SHPO Opinion ID#

### HISTORIC DISTRICTS

Montrose Park Historic District (Montrose Park Historic District is primarily a residential neighborhood, located in the Northeast corner of the Township of South Orange Village. General geographic boundaries include the Morris and Essex Railroad on the West, the municipal boundary between the City of Orange and the Village of South Orange on the North, the municipal boundary with the City of Newark on the East, and South Orange Avenue on the South.)

**ID# 3147**

<u>Address of Key Properties</u>	<u>BlockLLot</u>
211 Montrose Avenue (aka mailing address 470 Berkeley Avenue)	506/1
488 Berkeley Avenue	506/3
555 Berkeley Avenue	503/4
565 Berkeley Avenue (aka mailing address 8 Keasbey Road)	503/1,2,5
311 Centre Street	602/25
324 Centre Street	701/3
396 Centre Street	701/4
406 Centre Street	701/5
423 Centre Street	603/13
457 Centre Street	604/15
152 Charlton Avenue	1003/9
169 Charlton Avenue	1002/10
6 Halsey Place	502/16,17
578 Hamilton Road	701/10
343 Hartford Road	605/26
156 Irving Avenue	1102/7
163 Irving Avenue	507/29
170 Irving Avenue	1102/9
18 Kingman Road	704/2
140 Montrose Avenue	507/14
170 Montrose Avenue	507/16
206 Montrose Avenue/414 Charlton Avenue	508/9,8
166 Ralston Avenue	1007/8
112 Raymond Avenue	1002/2
128 Raymond Avenue	1002/4
140 Raymond Avenue	1002/5
55 Scotland Road	1005/4
150 Scotland Road	1002/17
255 Scotland Road	1101/34
265 Scotland Road	1101/33
369 Scotland Road	1101/21
425 Scotland Road (aka mailing address 445 Scotland Road)	416/3,8,9
432 Scotland Road	507/12
201 South Orange Avenue (previously known as 219 South Orange Ave)	1007/13
497 South Orange Avenue	903/16
246 Turrell Avenue	1105/6
425 Vose Avenue	415/4

449 Vose Avenue  
257 Warwick Avenue  
365 Warwick Avenue

415/6  
607/1  
607/9

**Old Main Delaware, Lackawanna and Western Railroad Historic District**

(no identified key contributing properties in Essex County)

**Prospect Street Historic District**

(no designated key contributing properties)

Bounded by South Orange Avenue on the north, Tichenor Avenue on the east,  
Roland Avenue on the south and railroad track on the west

**OTHER HISTORIC PROPERTIES**

Chapel of Immaculate Conception, 400 South Orange Avenue

Eugene V. Kelly Carriage House, Seton Hall University, South Orange Avenue

Mountain RR Station, 449 Vose Avenue

South Orange Fire House, First and Sloan Avenues

South Orange Railroad Station, 19 Sloan Street

**ID# 4121**

Village Hall, corner South Orange Avenue and Scotland Road

**ID# 1360**

Old Stone House, 201 South Orange Avenue (previously known as 219 South Orange Ave.)

**ID# 1361**

Former Riker Mansion, 432 Scotland Road (owner, Temple Sharey Tefilo)

**ID# 41**

**ID# 1362**

**ID# 1363**

**ID# 1364**

**ID# 78**

### Ordinance Summary for Publication

By Ordinance #2012-09, the Historic Preservation Commission (“Commission”) in the Township of South Orange Village (the “Village”) was created to perform a variety of functions in connection with the preservation of the Village’s historic character. By Ordinance #2012-16, the Village established a process by which the Village could designate historic districts and local designated landmarks and, in that same Ordinance, a historic district and a number of local landmarks were so designated. Based on the implementation of these Ordinances, the Village has deemed it appropriate to make certain revisions to these Ordinances and to incorporate them into a single Ordinance, to clarify the authority of the Commission and its procedural and substantive duties and authority.