

**A SUMMARY OF THE MINUTES OF THE
GLEN RIDGE HISTORIC PRESERVATION COMMISSION
HELD IN THE MUNICIPAL BUILDING**

January 6, 2016

OPMA & Roll Call

Chair Herrigel called the meeting to order at 8:00 p.m. and Ms. Henry read the Sunshine Act Notice and called the roll.

PRESENT: Chair Herrigel
Vice Chair Githens
Darby
McMahon
Schackner
Way
Wright
Kopec
Travia

Secretary Henry

Introduction

Chair Herrigel introduced himself and briefly described the hearing process to the members of the public. He stated that prior to hearing the applications the commission must conduct some yearly business.

Election of Chair and Vice Chair

On motion by Ms. Schackner, seconded by Mr. Wright, Mr. Herrigel was elected Chair of the Commission.

On motion by Ms. Schackner, seconded by Mr. Wright, Ms. Githens was elected Vice Chair.

Appointment of Secretary

On motion by Ms. Schackner, seconded by Mr. Wright, Debi Henry was appointed Secretary.

Adoption of By-Laws

On motion by Mr. Darby, seconded by Ms. Githens, the 2016 By Laws were adopted.

Adoption of 2016 Schedule of Regular Meetings

On motion by Mr. Wright seconded by Ms. Githens, the 2016 Schedule of Meetings was unanimously adopted.

Hearing of the Applications

Tom & Barbara Wenzl

64 Clark Street

Chair Herrigel called for the application. Thomas and Barbara Wenzl, homeowners, appeared before the commission. George Azrak, architect of record, appeared before the commission to present the application. The homeowner would like to remove a small 1st story addition in the rear of the home and replace it with a larger addition to accommodate a kitchen, breakfast area and mudroom.

The commission discussed the application.

On motion by Ms. Schackner, seconded by Ms. Githens the application was approved subject to the following conditions:

1. The new foundation will match the existing stone foundation.
2. The new railings will match the existing railings.
3. After some existing aluminum is removed and the new siding is determined, a subcommittee will need to review and approve the material.

Darby	Yes	Githens	Yes	McMahon	Yes
Schackner	Yes	Way	Yes	Wright	Yes
Herrigel	Yes	Kopec (Alt.1)	DNV	Travia (Alt. 2)	DNV

Mr. Kopec stepped down for the following application.

Crissa Lodewick

163 Carteret Street

Chair Herrigel called for the application. Crissa Lodewick, homeowner appeared before the commission. Frank Pozar, general contractor appeared before the commission to present the application. The homeowner would like to add a 3-story addition to the rear and side of the house.

The commission discussed the application.

On motion by Mr. Wright, seconded by Ms. Schackner, the application was approved as submitted with the condition that the new siding on the addition must match the existing siding that is currently on the house.

Darby	Yes	Githens	Yes	McMahon	Yes
Schackner	Yes	Way	Yes	Wright	Yes
Herrigel	Yes	Kopec (Alt.1)	DNV	Travia (Alt. 2)	DNV

Mr. Kopec rejoined the commission.

Jeffrey Tarnoff**121 Glen Ridge Avenue**

Chair Herrigel called for the application. Jeffrey Tarnoff and Greg Hazel, homeowners, appeared before the commission. Tim DeSevo, Green Power Energy appeared before the commission to present the application. The homeowners would like to install solar panels on the roof of their house. The panels will be black.

The commission discussed the application. The front of the house can be seen but is set far back enough off the street and therefore not really part of the streetscape.

On motion by Ms. Schackner, seconded by Mr. Way, the application was approved as submitted.

Darby	Yes	Githens	Yes	McMahon	Yes
Schackner	Yes	Way	Yes	Wright	Yes
Herrigel	Yes	Kopec (Alt.1)	DNV	Travia (Alt. 2)	DNV

Callam Venture Investments Inc.**22 Coolidge Avenue**

Chair Herrigel called for the application. Erika Alphonso, homeowner, appeared before the commission. Steve Houran, Houran USA Construction appeared before the commission to present the application. The homeowner would like to add a dormer to the house in order to gain access to the 3rd floor.

The commission discussed the application. The commission stated the type of dormer being proposed was not the right type of dormer for this style house. The commission provided their input and feedback to improvements and enhancements that could be made to the dormer. The commission offered a subcommittee review prior to the next historic preservation commission meeting.

The application was withdrawn.

Carson & Stacey Ross**100 Oxford Street**

Chair Herrigel called for the application. Carson Ross, homeowner, appeared before the commission to present the application. Due to a garage fire in September, the homeowner would like to knock down the existing garage and build a new 2-door garage. Only the garage doors can be seen from the street. The garage doors will be aluminum or steel.

The commission discussed the application.

On motion by Mr. Wright, seconded by Mr. Darby, the application was approved as submitted.

Darby	Yes	Githens	Yes	McMahon	Yes
Schackner	Yes	Way	Yes	Wright	Yes
Herrigel	Yes	Kopec (Alt.1)	DNV	Travia (Alt. 2)	DNV

Dorothy Isecke 15 Highland Avenue

Chair Herrigel called for the application. Dorothy Isecke, homeowner, appeared before the commission. Jay Abbasi, SolarCity Corporation appeared before the commission to present the application. The homeowner would like to install solar panels on the roof of her house.

The commission discussed the application. All the roof planes in question can be seen from the street.

On motion by Ms. Schackner, seconded by Ms. Githens, the motion to deny the application was approved.

Darby	Yes	Githens	Yes	McMahon	Yes
Schackner	Yes	Way	Yes	Wright	Yes
Herrigel	Yes	Kopec (Alt.1)	DNV	Travia (Alt. 2)	DNV

The Planning Board appeal process was explained.

HackensackUMC Mountainside 311 Bay Avenue

A courtesy review was presented to the commission for the HackensackUMC Mountainside (formerly) nursing school building redevelopment. Since the building is not in the historic district, this presentation is only an advisory, courtesy review. Alan Kopelson, NK Architects & architect of record presented the proposed plan. The hospital is planning on knocking down the 98K square foot building, and building a new 3-story, 60K square foot medical office building. Two options were presented. The first one showed the new building facing Bay Avenue. The second option showed the new building facing Walnut Crescent. Both options were discussed in detail.

The commission provided input to the plan which Mr. Kopelson stated will be taken into consideration with future revisions to the plans.

A joint meeting of the Montclair Planning Board and the Glen Ridge Planning Board to review and hear public comment on the redevelopment plan is scheduled for January 25th, 2016.

Public Comment

Michael Landi of 8 Roswell Terrace expressed his concern over option two of the new medical office building being proposed at 311 Bay Avenue. Mr. Landi stated that the placement of the building creates more parking lot traffic for the neighboring residents.

Genoveva Dunn of 6 Roswell Terrace expressed her concern over option two of the new medical office building being proposed at 311 Bay Avenue. Ms. Dunn stated that the placement of the building will create more noise from the flow of traffic in the parking lot and its effect on the close proximity of the houses.

Lynn Scott of 9 Roswell Terrace expressed her very deep concern over option two of the new medical office building being proposed at 311 Bay Avenue. Ms. Scott stated that a previous presentation on the new building did not include option two, only option one and she stated that option one is a much better option and expressed her dissatisfaction that option two had not been presented at the previous presentation. Mr. Kopelson explained that option two had not been an option at the time of the previous presentation.

Brian Cretella of 3 Roswell Terrace expressed his concern over option two of the new medical office building being proposed at 311 Bay Avenue. He requested that all the public comment being provided be taken into consideration with future revisions to the plans.

Subcommittee Reports

5 Mead Terrace

The homeowner submitted a revision to the window change based on the commission's feedback. A subcommittee reviewed the revisions and requested additional information.

Adoption of the December 2, 2015 Minutes

On motion by Ms. Schackner, seconded by Mr. McMahon, the minutes of the December 2, 2015 meeting were unanimously adopted.

Adjournment

On motion by Mr. Kopec, seconded by Ms. Githens, the meeting was adjourned.

Respectfully submitted,

Debi Henry
Secretary