

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

February 1, 2017

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
Way
Wright
Kopec
Travia

ABSENT: McMahon
Schackner

Secretary Henry

Introduction

Chair Herrigel introduced himself and briefly described the hearing process to the members of the public.

Hearing of the Applications

**Jennifer & Jesus Perez
58 Harvard Street**

Chair Herrigel called for the application. Jennifer Perez, owner appeared before the Commission to present the application. Jose Montoyez, general contractor also appeared before the Commission. Ms. Perez is seeking approval to add solid corner boards to the siding. The Commission previously approved an application that did not include corner boards. Ms. Perez stated that the manufacturer will not warranty the siding without corner boards. The manufacturer will provide paint that matches the siding to paint the corner boards. A sample of the corner board was shown to the Commission.

The Commission discussed the request.

On a motion by Mr. Wright, seconded by Mr. Way, the application was approved as submitted with the condition that the 3 ½ inch corner boards are to be solid.

Darby	Yes	Githens	No	McMahon	Absent
Schackner	Absent	Way	Yes	Wright	Yes
Herrigel	Yes	Kopec (Alt.1)	Yes	Travia (Alt. 2)	No

104 Sherman Avenue LLC**104 Sherman Avenue**

Chair Herrigel called for the application. Mario Elizondo, owner appeared before the Commission. Robert Emert, architect of record appeared before the Commission to present the application. The applicant would like to construct a two-story addition to the rear of the house. The owner and the former architect appeared before the Commission at the past two meetings. Major revisions have been made to the plans based on the Commission's input and feedback.

The Commission discussed the design.

On a motion by Mr. Wright, seconded by Ms. Githens, the application was approved as submitted with the condition that the front porch railing system include expressed newel posts at the top of the stair and standing on the first tread.

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

Steve & Linda Zimet**16 Appleton Place**

Chair Herrigel called for the application. Steve Zimet, owner appeared before the Commission. George Azrak, architect of record appeared before the Commission to present the application. The owner would like to construct a two-car garage which will be minimally visible from the street.

The Commission discussed the application.

On a motion by Ms. Githens, seconded by Mr. Kopec, the application was approved as submitted.

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

Mr. Wright stepped down for the following application.

David & Brooke Fapohunda**34 Snowden Place**

Chair Herrigel called for the application. David and Brooke Fapohunda, owners appeared before the Commission. Mark Wright, architect of record appeared before the

Commission to present the application. The owner would like to extend their existing deck 140 SF, add 4 new windows and 1 new door to their garage, remove the loft doors and replace with windows, and add a door and windows for access from the pool area and house.

The Commission discussed the application.

On a motion by Mr. Way, seconded by Mr. Kopec, the application was approved as submitted.

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

Mr. Wright rejoined the Commission.

Lance Wills & Gregory Avant
487 Ridgewood Avenue

Chair Herrigel called for the application. John Lehmann, JCL Contracting LLC appeared before the Commission. John Guadagnoli, architect of record appeared before the Commission to present the application. The owner would like to construct a wood wrap around deck with a covered back porch and new steps.

The Commission discussed the design.

On a motion by Ms. Githens, seconded by Mr. Way, the application was approved as submitted with the following conditions:

1. The bottom newel post is to land on the first tread.
2. The railing spacing is to be 4" on center.
3. The break in the lattice beneath the deck is to be centered under the newel post.
4. A letter is to be submitted from the owner authorizing representation on their behalf.

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

Mr. Kopec stepped down for the following application.

Oanh & Rick Winslow
20 Madison Street

Chair Herrigel called for the application. Daniel Kopec, architect of record appeared before the Commission to present the application. Mr. Kopec provided a letter from the owner authorizing his representation on their behalf. As part of a kitchen and basement

renovation, the owner would like to reconfigure a window and door on the west elevation.

The Commission discussed the design.

On a motion by Mr. Wright, seconded by Ms. Githens, the application was approved as submitted.

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

Mr. Kopec rejoined the Commission.

The Borough of Glen Ridge 825 Bloomfield Avenue

Chair Herrigel called for the application. Michael Zichelli, Deputy Administrator for the Borough of Glen Ridge appeared before the Commission to present the application. The town is requesting permission to install ADA ramps at the corner of Forest Avenue and Glen Ridge Parkway, at the corner of Stonehouse Road and Glen Ridge Parkway, and new sidewalks and ADA ramp along Forest Avenue Field and Stonehouse Road.

The Commission discussed the proposal.

On a motion by Ms. Githens, seconded by Mr. Way, the application was approved as submitted with the following conditions:

1. A tint of charcoal grey is to be put into the cement to more closely mimic bluestone.
2. On Stonehouse Road a verge is to be reintroduced at an accessible spot.

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

Public Comment

Mr. Kopec requested feedback from the Commission on 97 Sherman Avenue and their thoughts on modifications to the house including a demolition of the house.

Subcommittee Reports 250 & 254 Washington Street

Mr. Kopec, Mr. Way and Mr. Wright reviewed and approved the revised plans.

45 High Street

Ms. Githens and Mr. Wright reviewed and approved the revised drawings.

435 & 437 Ridgewood Avenue

Ms. Githens, Mr. Wright and Mr. Kopec met with Mr. Cummings, the developer and owner of 437 Ridgewood Avenue on site to review and discuss the deviations from what the Commission had approved to what has been built.

162 Ridgewood Avenue

Mr. Kopec and Mr. McMahon requested the stakes marking out the addition be higher and more visible.

104 Sherman Avenue

Mr. Wright and Ms. Githens met with the architect of record and the owner to obtain feedback in preparation for the February meeting.

Adoption of the January 4, 2017 Minutes

On a motion by Mr. Wright, seconded by Mr. Darby, the minutes of the January 4, 2017 meeting were unanimously adopted with the noted changes.

Adjournment

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

Respectfully submitted,

Debi Henry
Secretary