

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

April 1, 2015

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
McMahon
Way
Wright
Darby
Murphy

Secretary Henry

ABSENT: Graydon
Schackner

Introduction

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

Hearing of the Applications

**Emmanuel Urquijo
957 Bloomfield Avenue**

Chair Herrigel called for the application. Hannah Kant, homeowner, appeared before the commission. Caden Hulligan, Solar City appeared before the commission to present the application. The homeowner would like to install solar panels on the front and rear of the house.

The commission discussed the application.

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

1. Solar panels may be installed on the rear of the house, and on any area of the roof that is not visible from the street.

Graydon	Absent	McMahon	Yes	Schackner	Absent
Githens	Yes	Herrigel	Yes	Way	Yes
Wright	Yes	Darby (Alt.1)	Yes	Murphy (Alt. 2)	Yes

John & Carly Murphy
200 Linden Avenue

Chair Herrigel called for the application. John Murphy, homeowner, appeared before the commission. Daniel Kopec, architect of record appeared before the commission to present the application. The homeowner would like to replace the existing front portico with a porch.

The commission discussed the application.

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

1. The new posts must be 6x6.
2. Spacing of the balusters on the stair must be the same as on the side railing.

Graydon	Absent	McMahon	Yes	Schackner	Absent
Githens	Yes	Herrigel	Yes	Way	Yes
Wright	Yes	Darby (Alt.1)	Yes	Murphy (Alt. 2)	Yes

Jonathan Jeffer
29 Hillside Avenue

Chair Herrigel called for the application. Jacob Solomon, architect of record appeared before the commission to present the application. The homeowner would like to add a dormer to the 2nd floor and a porch to the front of the house. Revised drawings were distributed to the commission members which included a change of 4 windows to the dormer, and included the porch materials and colors.

The commission discussed the application at length.

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

1. The shed gable must be redesigned to be more integrated with the design of the house.
2. The face of the pediment must be shingle.
3. There must be a beam on top of the columns supporting the porch roof.
4. The bases of the columns are too large. The expressed foundation in stucco must be covered in block or brick.
5. Spacing of the balusters must be noted.
6. The garage door must be paneled.

7. The windows must be all wood with simulated divided light, not clad.
8. The shingles must be wood.
9. The porch roof must be bead board.

Graydon	Absent	McMahon	Yes	Schackner	Absent
Githens	Yes	Herrigel	Yes	Way	Yes
Wright	Yes	Darby (Alt.1)	Yes	Murphy (Alt. 2)	Yes

Andrew & Christine McNelly
175 Hawthorne Avenue

Chair Herrigel called for the application. Manuel Costa, Valente Construction LLC appeared before the commission to present the application. The homeowner would like to enclose a 4'6" x 4'6" back porch and a side window.

The commission discussed the application.

On motion by Mr. Murphy, seconded by Mr. McMahon the application was approved as submitted with the following condition:

1. The new railings must match the existing front porch railings and the new steps must be the same as the existing, plaster and lime stone.

Graydon	Absent	McMahon	Yes	Schackner	Absent
Githens	Yes	Herrigel	Yes	Way	Yes
Wright	Yes	Darby (Alt.1)	Yes	Murphy (Alt. 2)	Yes

Frank & Georgianna Del Corso
201 Hillside Avenue

Chair Herrigel called for the application. Frank Del Corso, homeowner appeared before the commission to present the application. The homeowner would like to demolition his existing 2 car garage. The homeowner stated he does not plan to rebuild a new garage.

The commission discussed the application.

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

Graydon	Absent	McMahon	Yes	Schackner	Absent
Githens	Yes	Herrigel	Yes	Way	Yes
Wright	Yes	Darby (Alt.1)	Yes	Murphy (Alt. 2)	Yes

Rebecca Kim**348 Washington Street**

Chair Herrigel called for the application. Mike DeRosa, American Roofing, appeared before the commission to present the application. The homeowner would like to replace the existing slate roof with asphalt shingles. The roof is leaking and the slate is in bad shape. Asphalt roofing currently exists on the addition to the house and the garage.

The commission discussed the application.

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

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

Mr. Wright stepped down for the following application.

Jason & Jennifer Moshos**72 Winsor Place**

Chair Herrigel called for the application. Jason Moshos, homeowner appeared before the commission. Stan Grabowski, Small Home Repairs LLC appeared before the commission to present the application. The homeowner would like to replace and change the size of a window on the front and side of the house. Cedar shakes and brick exterior finish will be used to close up the space.

The commission discussed the application at length and decided more information is needed to make a decision. The commission requested a full elevation and full picture of the house be provided as well as what the proposed changes will look like.

The application was withdrawn.

Mr. Wright rejoined the commission.

Anthony Proto**92 Glen Ridge Avenue**

Chair Herrigel called for the application. Anthony and Eleanor Proto, homeowners appeared before the commission to present the application. The homeowner would like to demolition their 2 story shed that caught fire in 2008 and is too expensive to rebuild.

The commission discussed the application at length.

The commission denied the application based on the fact that the shed is original to the property and therefore adds to the historic value of the town.

On motion by Mr. Murphy, seconded by Mr. Wright, the application was denied.

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

Armand Aguirre
277 Ridgewood Avenue

Chair Herrigel called for the application. Armand Aguirre, homeowner appeared before the commission to present the application. The homeowner would like to build a new garage in the rear of his property. The new garage will sit 240 feet back on his property.

The commission discussed the application.

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

Graydon	Absent	McMahon	Yes	Schackner	Absent
Githens	Yes	Herrigel	Yes	Way	Yes
Wright	Yes	Darby (Alt.1)	Yes	Murphy (Alt. 2)	Yes

Carolyn Bredwood
45 Willow Street

Chair Herrigel called for the application. Fredrique Green, daughter of the homeowner appeared before the commission to present the application. Curlyn Larmony, neighbor of the homeowner also appeared before the commission. The homeowner would like to replace a retaining wall.

The commission discussed the application.

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

1. A subcommittee needs to review and approve the capping.
2. An accurate cut sheet needs to be provided.

Graydon	Absent	McMahon	Yes	Schackner	Absent
Githens	Yes	Herrigel	Yes	Way	Yes
Wright	Yes	Darby (Alt.1)	Yes	Murphy (Alt. 2)	Yes

Faith Caggiano
437 Ridgewood Avenue

Chair Herrigel called for the application. Michael Cummings, contract purchaser appeared before the commission to present the application. William Mathes, architect of record appeared before the commission. Michael Fasheh, architects associate appeared before the commission. The applicant is seeking to demolition the existing house and build two new ones. A plot plan and streetscape were distributed to the commission.

The commission discussed the application at length.

The commission requested a broader streetscape view. The commission feels the massing on the colonial is too large and spacing needs to be adjusted. Multiple neighbors were present and provided comments on the proposed structures. (See Public Comment).

The application was withdrawn.

Public Comment

Melissa Woertz of 431 Ridgewood Avenue, appeared before the commission to express her concerns about the two new homes being proposed to be built at 437 Ridgewood Avenue. Her concerns included the massing of the two new structures relative to the neighboring homes and Ridgewood Avenue. In addition she is concerned that the shingles on the proposed homes are not real wood shingles, the proposed structures will be too tall and the front porch disproportionate to the house. Ms. Woertz requested examples of dutch colonial homes in the neighborhood. Lynn Kulik of 436 Ridgewood Avenue, appeared before the commission to express her concerns about the two new homes being proposed to be built at 437 Ridgewood Avenue. She feels that the proposed structures are too tall and too large, that the proposed front porch is disproportionate with the house and that the shingles are not real wood. She requested that the commission please take into consideration these facts in their decision making. John Kinney of 443 Ridgewood Avenue, appeared before the commission to express his concerns about the two new homes being proposed to be built at 437 Ridgewood Avenue. In addition to commenting on the massing and spacing of the new houses, he requested that the houses be staked out.

Brandon Bratt of 137 Midland Avenue appeared before the commission. Dan Kopec, architect of record appeared before the commission. Mr. Kopec distributed a drawing of a proposed build out of two dormers at 137 Midland Avenue. Mr. Kopec requested the commission review the plans and provide feedback. The commission reviewed the plans and requested that Mr. Kopec include a streetscape view with the house on either side of 137 Midland Avenue when he formally appears before the commission.

Subcommittee Report
419 Ridgewood Avenue

Mr. Darby reported that he and Ms. Schackner reviewed and approved via email the revisions made for 419 Ridgewood Avenue.

Adoption of the March 4, 2015 Minutes

On motion by Mr. McMahon, seconded by Ms. Githens, the minutes of the March 4, 2015 meeting were unanimously adopted.

Adjournment

On motion by Mr. Murphy, seconded by Mr. Wright, the meeting was adjourned.

Respectfully submitted,

Debi Henry
Secretary