

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

April 5, 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
Kopec
McMahon
Way
Wright
Travia

ABSENT: None

Secretary Henry

Introduction

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

Hearing of the Applications

Vincent Cusumano

297 Ridgewood Avenue

Chair Herrigel called for the application. Vincent Cusumano, owner appeared before the Commission to present the application. As part of a garage renovation, the owner would like to replace the garage doors with carriage doors and make some window changes.

The Commission discussed the application.

On a motion by Mr. Wright, seconded by Ms. Travia, the application was approved as submitted with the provision that the 1 ½" listed on the Door Details on page A-102.00 of the drawings be deleted.

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|----------|-----|---------|-----|-----------------|-----|
| Darby | Yes | Githens | Yes | McMahon | Yes |
| Vacant | | Way | Yes | Wright | Yes |
| Herrigel | Yes | Kopec | Yes | Travia (Alt. 1) | Yes |

**Hannah & James Vendetti
50 Douglas Road**

Chair Herrigel called for the application. Hannah Vendetti, owner appeared before the Commission to present the application. The owner is appearing before the Commission to:

1. Obtain permission to remove a two-car garage that is in disrepair. The owner is not planning on replacing the garage at this time.
2. Obtain approval for as-built columns and railings that deviate from a previously approved application.

The Commission discussed each of the above two items separately.

On a motion by Ms. Githens, seconded by Ms. Travia, the portion of the application to demolition the garage was approved as submitted.

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|----------|-----|---------|-----|-----------------|-----|
| Darby | Yes | Githens | Yes | McMahon | Yes |
| Vacant | | Way | Yes | Wright | Yes |
| Herrigel | Yes | Kopec | Yes | Travia (Alt. 1) | Yes |

The Commission discussed the as-built columns and railings. The Commission decided that the columns were not replaced and are an existing condition. At this time, Ryan Hodgson, RTH Builders joined the meeting. Mr. Hodgson stated that he tried to match railings that are on the rest of the street and that to install railings that the Commission is requesting would be very expensive as they would have to be custom made. The height of the railings are taller than what is normally approved by the Commission. Ms. Vendetti stated she would like higher railings for safety reasons since they have a child.

The Commission requested detailed drawings of the as-built railings with dimensions and materials noted on the drawings. The drawings are to include the side porch.

Mr. Hodgson offered to meet with Commission members at the house to go through the issues. Mr. Kopec and Ms. Travia volunteered to be the Subcommittee and will set up a day and time to meet Mr. Hodgson and the owner at the house.

**Raymond & Arianna DeLorenzi
50 Essex Avenue**

Chair Herrigel called for the application. Raymond DeLorenzi, owner appeared before the Commission to present the application. Vincent DiTomasso, Paragon Safe Trust Roofing also appeared before the Commission. The owner would like to replace their slate roof with a metal slate roof. The owner stated that he had received two opinions from roof experts and was told by both the roof needed to be replaced due to its deterioration. A sample of the metal slate was passed around to the Commission members.

The Commission discussed the application. The Commission requested that the owner conduct due diligence to preserve the slate. It was also suggested that the owner

contact the National Slate Association to obtain suggestions on like material and like design.

On a motion by Ms. Githens, seconded by Mr. Kopec, a vote was taken to *deny* the application.

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|----------|-----|---------|-----|-----------------|-----|
| Darby | Yes | Githens | Yes | McMahon | Yes |
| Vacant | | Way | Yes | Wright | Yes |
| Herrigel | Yes | Kopec | Yes | Travia (Alt. 1) | Yes |

Michael & Rachel Loftus
499 Ridgewood Avenue

Chair Herrigel called for the application. Rachel Loftus, owner appeared before the Commission. Eric and Diane Von Hoffman, landscape architects appeared before the Commission to present the application. The owner would like to replace their existing deck with a new smaller one. The north end of the deck only will be seen from the street. The decking and stairs will be AZEK. A sample of the proposed aluminum railing was shown to the Commission. The lattice will be framed.

The Commission discussed the application.

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

1. The railing height is to be 36" and noted on the drawings.
2. All vertical surfaces are to be smooth siding and noted on the drawings.

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|----------|-----|---------|-----|-----------------|-----|
| Darby | Yes | Githens | Yes | McMahon | Yes |
| Vacant | | Way | Yes | Wright | Yes |
| Herrigel | Yes | Kopec | Yes | Travia (Alt. 1) | Yes |

DuVal & Timothy Graham
247 Forest Avenue

Chair Herrigel called for the application. DuVal Graham, owner appeared before the Commission. Elise Blatt, architect of record appeared before the Commission to present the application. The owner is proposing to construct an addition and various changes to the house to restore the house to its original state. All new windows will be wood.

The Commission discussed the application.

On a motion by Mr. Kopec, seconded by Ms. Travia, the application was approved as submitted *in concept only* and with the condition that a subcommittee review and approve the construction drawings.

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|----------|-----|---------|-----|-----------------|-----|
| Darby | Yes | Githens | Yes | McMahon | Yes |
| Vacant | | Way | Yes | Wright | Yes |
| Herrigel | Yes | Kopec | Yes | Travia (Alt. 1) | Yes |

Eben Krim**15 Douglas Road**

Chair Herrigel called for the application. Eben Krim, owner appeared before the Commission to present the application. The owner would like to replace the front steps and add railings. The steps and railings will be wood. The new railings will match the railings that currently exist on the front porch.

The Commission discussed the application.

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

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|----------|-----|---------|-----|-----------------|-----|
| Darby | Yes | Githens | Yes | McMahon | Yes |
| Vacant | | Way | Yes | Wright | Yes |
| Herrigel | Yes | Kopec | Yes | Travia (Alt. 1) | Yes |

Public Comment

Mario Elizondo, owner of 104 Sherman Avenue appeared before the Commission to inform the Commission that the railings on the drawings on the front of the house that the subcommittee had reviewed will be wood. A sample was shown to the Commission. The Commission requested revised drawings showing the changes for subcommittee review and approval.

Subcommittee Reports**25 Lincoln Street**

Mr. Darby and Ms. Githens reviewed and approved the pipe that will be installed on the exterior of the home.

104 Sherman Avenue

Ms. Travia and Mr. Kopec approved the railing for the stairs leading into the basement.

435 & 437 Ridgewood Avenue

Ms. Githens and Mr. Wright approved the revised drawings for both houses.

212 Hillside Avenue

Chair Herrigel approved the emergency demolition of the garage.

Adoption of the March 1, 2017 Minutes

On a motion by Mr. Darby, seconded by Ms. Githens, the minutes of the March 1, 2017 meeting were unanimously adopted.

Adjournment

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

Respectfully submitted,

Debi Henry
Secretary