

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

April 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
McMahon
Schackner
Way
Wright
Kopec
Travia

ABSENT: Darby

Secretary Henry

Introduction

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

Hearing of the Applications

**Michael & Julia Pensak
134 Ridgewood Avenue**

Chair Herrigel called for the application. Mike and Julia Pensak, homeowners appeared before the commission to present the application. Len Amato, general contractor also appeared before the commission.

While the address is on Ridgewood Ave, the front of the house faces Washington Street.

The owner presented a major addition to his house. The addition includes a 2nd floor, a new porch and an expansion of the garage. The homeowner previously appeared before the commission but the application was withdrawn. As a result of that meeting, the commission sent an email to the owner listing 9 points of feedback, comments and suggestions. The owner revised the plans reflecting most of the changes suggested by the commission. The only point remaining is the commission's request that the new windows be made of wood not vinyl clad.

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

1. Details of all the railings on the north and east elevations including the dimensions and spacing be submitted for a subcommittee review.
2. Revised drawings for the garage doors be submitted and a cut sheet be provided for a subcommittee review.
3. All the new windows on the 2nd floor be wood, not clad wood, and include properly dimension surround sills.
4. On the east elevation the 2 ganged windows will be changed to single windows. On the south elevation the window closest to the corner on the second floor will change from a ganged window to a single window.

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

On the same motion made by Mr. Kopec, seconded by Mr. McMahon, the commission voted that the applicant may use a fiberglass paintable window but a sample would need to be approved by the full commission.

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

**Mike and Shelley Leader
61 Hillside Avenue**

Chair Herrigel called for the application. Mike Leader, homeowner appeared before the commission. Jonathan Pearlstein, Oasis Architect and architect of record appeared before the commission to present the application.

As part of a kitchen renovation, the owners would like to rebuild and enlarge an existing extension on the rear of the house while keeping with the current architecture of the house. A deck on the side of the house will be removed and the existing porch will extend from the front of the house to the side. Two ½ moon windows on the south side of the house will be removed as well as one 1st floor window on the south side and one 2nd story window on the north side. All new materials will be matched with existing materials.

The commission discussed the design.

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

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

Mr. Kopec stepped down for the following application.

**Douglas Bayne
103 Highland Avenue**

Chair Herrigel called for the application. Lorraine Bayne, homeowner appeared before the commission. Dan Kopec, architect of record appeared before the commission to present the application.

The homeowner would like to remove an existing front portico and stoop and replace it with new. All new materials will be wood and new moldings will match the existing moldings. The portico floor will be flamed bluestone pavers to match the front walk.

The Commission discussed the design.

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

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

Mr. Kopec rejoined the commission.

**Eliza Perna
442 Ridgewood Avenue**

Chair Herrigel called for the application. Eliza Perna, homeowner appeared before the commission. Jonathan Perlstein, Oasis Architecture and architect of record appeared before the commission to present the application.

The homeowner would like to redo their front walkway and remove an open stoop in the front of their house and add a portico. The railings above the portico will match the existing railings above the side sunroom.

The Commission discussed the design.

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

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

Michael Benke & Daniela Corrales
93 Ridgewood Avenue

Chair Herrigel called for the application. Michael Benke and Daniela Corrales, homeowners appeared before the commission to present the application.

The homeowners would like to add a deck to the back of their home. A portion of the deck extending to the side will be seen from the street.

The commission discussed the design. The commission requested the following information be provided in order to make a decision. How the trellis meets the house, the elevation from Ridgewood Avenue and the elevation from the south side and how high off the ground the deck will be.

The application was withdrawn.

Dirk Bucher and Ayanna Bryan
15 Snowden Place

Chair Herrigel called for the application. Ayanna Bryan, homeowner appeared before the commission to present the application.

As part of an interior renovation, the homeowner has added a front door to enclose an existing open front porch in order to create a vestibule. This work was not on the renovation permit.

The commission discussed the application. The doors are steel. The muntins are between the glass and cannot be painted. The commission requested that the doors be replaced with single pane or wood.

On a motion by Ms. Schackner, seconded by Mr. McMahon, the application was approved as submitted with the condition that the doors be replaced with single pane or wood, not steel, and a sample of the door be reviewed and approved by a subcommittee.

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

Konstantin & Dianne Walmsley
282 Forest Avenue

Chair Herrigel called for the application. George Azrak, architect of record appeared before the commission to present the application.

The owner would like to build an addition to the rear of their home. The addition is minimally visible from the street.

The Commission discussed the design.

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

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

**Rick & Lisa Gilpin
55 Ridgewood Avenue**

Chair Herrigel called for the application. George Azrak, architect of record appeared before the commission to present the application.

As part of a new in ground pool addition, the owner would like to build a pool house/cabana in the rear of their garage. The change will be minimally seen from the street.

The Commission discussed the design.

On a motion by Mr. Wright, seconded by Ms. Schackner, the application was approved as submitted with the condition that the window above the garage door be painted wood exterior, with a wood sill, wood jam and head casing and simulated divided light.

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

**Jackie & Dave Adamo
188 Midland Avenue**

Chair Herrigel called for the application. George Azrak, architect of record appeared before the commission to present the application.

As part of a bath renovation, the owner would like to change a double hung window to a 6 pane window, eliminating the bottom sash.

The Commission discussed the design.

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

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

Mr. McMahon stepped down for the following application.

Mark & Yasamine Viehland

13 Columbus Avenue

Chair Herrigel called for the application. Mark and Yasamine Viehland, homeowners appeared before the commission to present the application.

The owners would like to build a 327 square foot addition to the rear of their home that is consistent with the home’s original architectural style and materials. All new windows and doors will be wood. Cedar wood shiplap siding with wood trim will be used. The columns on the front porch will be replaced with wood columns.

The commission discussed the design.

On a motion by Ms. Githens, seconded by Ms. Schackner, the application was approved as submitted with the following conditions and subcommittee review:

1. The drawings be revised to include the window details and materials being used.
2. Details of the covered porch columns be provided including a cut sheet of the columns.
3. The column currently abutting the mudroom be moved 6 inches north.

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

Mr. McMahon rejoined the commission.

Justin & Samantha Boose

45 Woodland Avenue

Chair Herrigel called for the application. Justin and Samantha Boose, owners appeared before the commission to present the application. Tracy Stevens, designer also appeared before the commission.

As part of a kitchen and 2nd floor bath renovation, the owners would like to restore the house to its condition before the enclosed porch was converted to a doctor’s office with a brick path, side stairs and an enclosed entry vestibule.

The Commission discussed the design.

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

1. The Pella windows must be wood.
2. The door to the back entrance must be a smooth finish.
3. The approval of the back entrance overhang, steps and railings will be deferred.

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

Mark & Ellen Keefe

307 Ridgewood Avenue

Chair Herrigel called for the application. Mark Keefe, homeowner appeared before the commission to present the application. Richard Pizzuta, FLP Associates LLC also appeared before the commission. Pictures of the house as it currently exists were distributed to the commission. A revised set of plans was distributed to the commission.

The homeowner would like to build an addition in the rear of their house and the 2nd floor, and a porch on the front of the house. They would also like to change the roofline to a pitched roof.

The Commission discussed the design at length. The massing is appropriate relative to the street scape. The chimney was shown in clad not brick. An additional column should be added to the front porch. The pork chop on the gables do not fit in. The windows need to be detailed on the plans. The plans were not drawn correctly and were incomplete. The commission offered their assistance in meeting or speaking with the owner's architect should he/she have any questions.

The application was withdrawn.

Katerina & Joseph Saab

39 Stanford Place

Chair Herrigel called for the application. Katerina Saab, homeowner appeared before the commission. Emundo Lopez, architect of record appeared before the commission to present the application.

The homeowner would like to build a family room addition on the side of the house and a master suite dormer on the 2nd floor using the same materials as existing on the house. The side addition only is visible from the street.

The Commission discussed the design.

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

1. The skylights are to be deleted.
2. Windows are to be added to the new dormer.
3. The blind arch is to be added to the new dining room wall.
4. A window is to be replaced in the attic dormer.
5. The drawings are to be accurate.
6. The new windows are to be wood painted, wood exterior.

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

**Darius Sollohub & Kelly Forsyth
22 Appleton Road**

Chair Herrigel called for the application. Kelly Forsyth and Darius Sollohub, homeowners appeared before the commission to present the application.

The homeowners would like to replace their front stoop and steps. They would like to make the stoop a little lower and deeper to gain easier access into the house. There will be one handrail. The stairs and railing will be wood. The railing post will be painted composite wood.

The Commission discussed the design.

On a motion by Ms. Schackner, seconded by Mr. Kopec, the application was approved as submitted with the condition that the materials be noted on the drawings.

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

Adoption of the March 2, 2016 Minutes

On motion by Ms. Schackner, seconded by Mr. Wright, the minutes of the March 2, 2016 meeting were unanimously adopted.

Subcommittee Reports

64 Clark Street

Mr. Kopec and Mr. McMahon approved a sample of smooth side HardiPlank siding. Chair Herrigel and Ms. Githens approved a sample of wood clapboard siding. The homeowner requested both types of siding be reviewed and approved as he is not sure at this time which siding he will install on the house.

957 Bloomfield Avenue

Chair Herrigel and Ms. Githens reviewed the revisions provided by the contractor regarding the solar panel installation but additional information is still needed to make a decision.

36 Ridgewood Avenue

Mr. Wright reviewed the siding sample and rejected it as it still was not the correct profile (shiplap). The picture of the plain door was approved.

40 Sherman Avenue

A subcommittee approved the revised drawings for the front porch.

24 Wildwood Terrace

A subcommittee approved an extension on the previously approved addition

Public Comment

Lynn Scott, 9 Roswell Terrace and Jenny Dunn, 6 Roswell Terrace appeared before the commission to express their appreciation to the commission for their role and participation in providing valuable feedback into the redevelopment plan for the new Medical Office Building especially since the new building is not in the Glen Ridge historic district. Ms. Scott requested the commission consider providing feedback to the roof structure. The current design shows the new roof as flat and Ms. Scott is hoping the commission will request a pitch roof which is currently on the building. Also that the commission consider requesting that the style of the window be 4 over 1, or 6 over 1 (instead of the proposed 1 over 1) in keeping with the design of the neighborhood.

Adjournment

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

Respectfully submitted,

Debi Henry
Secretary