

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

**May 6, 2015**

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**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  
Wright  
Darby  
Murphy

Secretary Henry

ABSENT: Graydon  
Way

**Introduction**

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

**Hearing of the Applications**

**Faith Caggiano**

**437 Ridgewood Avenue**

Chair Herrigel called for the application. William Mathes, architect of record appeared before the commission. Michael Fasheh, architect associate appeared before the commission to present the application. The applicant is seeking to demolish the existing house and build two new ones. The applicant has appeared before the commission previously and has taken all the past feedback and input from the commission and public comment into consideration. The two new homes are now more equal in spacing and massing to the houses on either side.

The commission discussed the application at length. Each proposed new house was discussed in detail. During the discussion, Michael Cummings, contract purchaser joined the presentation. The commission requested a subcommittee meeting prior to the next presentation.

No vote was taken.

**Syme Development LLC  
42 Herman Street**

Chair Herrigel called for the application. Michael Cummings, Syme Development LLC, appeared before the commission. William Mathes, architect of record appeared before the commission. Michael Fasheh, architect associate appeared before the commission to present the application. As part of an interior renovation, the applicant would like to change the existing dormer to a gable. The new window will be wood and new siding will be cedar to match the existing siding.

The commission discussed the application.

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

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

*Mr. Darby, Mr. McMahon and Mr. Murphy stepped down for the following application.*

**Peter & Susan Hughes  
172 Hawthorne Avenue**

Chair Herrigel called for the application. Peter Hughes, homeowner, appeared before the commission to present the application. The homeowner would like to build an addition off the kitchen in the rear of the house.

The commission discussed the application.

The commission expressed concern that the vent for the gas fireplace may be too prominent and that it should be dropped below the windows.

On motion by Ms. Githens, seconded by Ms. Schackner the application was approved as submitted with the condition that the following notations must appear on the drawings:

1. New windows will be wood with simulated divided lite and permanently affixed muntins.

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

*Mr. Darby, Mr. McMahon and Mr. Murphy rejoined the commission*

*Chair Herrigel stepped down for the following application.*

**Glen Ridge Country Club**

**555 Ridgewood Avenue**

Chair Herrigel called for the application. James Kirkos, Glen Ridge Country Club member appeared before the commission to present the application. Judd Brown, Judd Brown Designs, Inc., also appeared before the commission. The Glen Ridge Country Club is planning a complete renovation to the existing club. The new club will have a Main Clubhouse, a Pool Building/Center and a Golf/Tennis Building/Center.

The commission discussed the plan for each building at length.

“New Cedar”, an alternative to cedar shingles was presented and a sample was shown. This material is being proposed as the siding for all 3 buildings. This is a more cost effective and lower maintenance type of material than cedar shingles. Mr. Kirkos said he would provide addresses of buildings with the new cedar so the commission members could see what it looks like. Two samples of windows were presented, clad in black and wood. The commission stated that wood is the preferred window.

On Motion by Mr. Wright, seconded by Ms. Schackner the **Golf/Tennis Building ONLY** was approved as submitted with the following conditions:

1. Windows must be wood with simulated divided lite.
2. A subcommittee must approve the railing system.
3. A subcommittee will rule on the siding shingle product after visiting sites where the shingle is already installed.

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

*Chair Herrigel rejoined the commission.*

*Mr. Wright stepped down for the following application.*

**Jason & Megan Hall**

**284 Forest Avenue**

Chair Herrigel called for the application. Jason & Megan Hall, homeowners appeared before the commission. Brian Rolph, Restoration & Decorating, LLC appeared before the commission. Michael Sweebe, architect of record appeared before the commission to present the application. The homeowners are proposing to build a 2-story addition to the rear of their home. A handout of the proposed materials was distributed to the commission members. Any new windows that can be seen from the street will be wood with simulated divided light and permanently affixed muntins. The new siding will be cedar to match the existing siding. The new roof will be asphalt shingles.

The commission discussed the application.

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

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

*Mr. Wright rejoined the commission.*

**Bank of America  
227 Ridgewood Avenue**

Chair Herrigel called for the application. Stephanie West, Project Expeditors appeared before the commission, Jacqueline Menges, Project Expeditors appeared before the commission to present the application. Bank of America is proposing to modify the existing handicap ramp to make it ADA (American with Disabilities Act) compliant. Specifically the handrails and the slope of the ramp need to be modified.

The commission discussed the application.

Since the application was incomplete, the application was withdrawn.

*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. 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 homeowner appeared before the commission at the April meeting and the commission requested more information.

The commission discussed the application.

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

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

*Mr. Wright rejoined the commission.*

**Brandon & Susan Pracht**  
**137 Midland Avenue**

Chair Herrigel called for the application. Brandon Pracht, homeowner appeared before the commission. Daniel Kopec, architect of record appeared before the commission to present the application. The homeowner would like to build shed dormers on either side of the house. The new windows will be 8 over 1.

The commission discussed the application.

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

1. The new windows must be wood with simulated divided lite and permanently affixed muntins.

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

**Peter & Kendall Voss**  
**7 Appleton Road**

Chair Herrigel called for the application. Peter Voss, homeowner appeared before the commission. Ann Sears, architect of record appeared before the commission to present the application. The homeowner would like to enclose a back porch and turn it into a mudroom, and build a small rear addition on the 2<sup>nd</sup> floor.

The commission discussed the application.

On motion by Ms. Schackner, seconded by Ms. Githens, the application was approved as submitted with the following notations on the drawings:

1. There will be a window sill on the picture frame window.
2. New window trim will match the existing window trim.

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

**Ron & Shay Bongo**  
**29 Outlook Place**

Chair Herrigel called for the application. Ron Bongo, homeowner, appeared before the commission to present the application. The homeowner is proposing to remove the existing back porch and build a new one which will be 10 feet in length.

The commission discussed the application.

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

1. The posts must be centered over its pier support.

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

**Timothy & Deanna Pagano**  
**28 Herman Street**

Chair Herrigel called for the application. Tim Pagano, homeowner, appeared before the commission to present the application. The applicant is seeking approval to close up two windows. One on the second floor as part of a bathroom renovation and one on the first floor.

The commission discussed the application.

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

1. The windows being closed up must be covered with the same siding as exists on the house.

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

**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. She is concerned that the houses give a cookie cutter look and the trim on the dormers look different than others on the street.

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 specifically the materials being used and its relation to the streetscape. Her other concern is that there are no chimneys proposed on the new houses and asked for commission's comments to that. Mr. Murphy stated that there does not need to be a chimney for chimney sake.

Mike Bellinger of 438 Ridgewood Avenue, appeared before the commission to express his concerns about the two new homes being proposed to be built at 437 Ridgewood Avenue. He made one statement which is that while the commission is going through this process that knit picking is important since we (the neighbors) will be looking at the new houses every day. Mr. Murphy stated that the commission understands his concerns and that they do sweat the small details.

**Subcommittee Reports****45 Willow Street**

Mr. Murphy reported that he reviewed in person and approved the retaining wall capping.

**175 Hawthorne Avenue**

Mr. Murphy, Mr. Wright and Chair Herrigel reported that they reviewed and approved the new porch railings.

**29 Hillside Avenue**

Mr. Murphy, Mr. Wright and Chair Herrigel met with Jonathan Jeffer, homeowner.

**437 Ridgewood Avenue**

Mr. Murphy, Mr. Wright and Chair Herrigel met with Michael Cummings, Contract Purchaser and Michael Mathes, architect of record.

**Adoption of the April 1, 2015 Minutes**

On motion by Ms. Githens, seconded by Chair Herrigel, the minutes of the April 1, 2015 meeting were unanimously adopted.

**Adjournment**

On motion by Ms. Schackner, seconded by Mr. Darby, the meeting was adjourned.

Respectfully submitted,

Debi Henry  
Secretary