

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

June 3, 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
Graydon
McMahon
Schackner
Wright
Darby
Murphy
Way (entered after roll call)

Secretary Henry

ABSENT: Vice Chair Githens

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. Michael Cummings, contract purchaser appeared before the commission. Michael Fasheh, architect associate appeared before the commission. William Mathes, architect of record 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 and changes and/or notations have been made on the plans accordingly.

Each house was discussed separately.

House 01

Additions/modifications were made to the plans as follows: Beaded siding, real stone under the steps, conductor heads, paneled garage doors, smooth siding, cedar shakes

on the side porch, detailed pilasters, and a roof plan. The following notations are to be added to the plans:

1. Trim will be wood.
2. An arched panel above the porch must be made of tight horizontal tongue and groove wood board.
3. Soffit will be parallel to the side of the house.
4. All the materials that are being used.

The decorative elements of the house must be submitted for a subcommittee review.

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

1. The balcony posts must be centered over the columns.
2. The pediment above the central porch shall be tongue and groove wood boards painted.
3. Plans shall be revised to note the elevation.
4. Details of the soffits, porches and balusters shall be reviewed by a subcommittee.
5. All wood trim must be painted.
6. Sills shall be a heavy historic profile.
7. The siding must differ in color between the two houses.

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

House 02

Additions/modifications were made to the plans as follows: Beaded siding, real stone under the steps, conductor heads, paneled garage doors, smooth siding, cedar shakes on the side porch, detailed pilasters, and a roof plan.

Elevations will prevail. The posts above the porch shall be centered and line up as one center.

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

1. An arched panel above the porch must be made of tight horizontal tongue and groove wood board.
2. Windows on the plan must match the elevations.
3. All the trim must be painted wood.
4. Sills shall be a heavy historic profile.
5. Details of the soffits and eaves must be reviewed by a subcommittee.
6. The siding must differ in color between the two houses.

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

Andrew & Stephanie Song

11 Forest Avenue

Chair Herrigel called for the application. Andy Song, homeowner appeared before the commission to present the application. Kirk Schmidt, architect of record appeared before the commission. As part of a kitchen renovation, the applicant would like to enclose an existing rear porch, relocate the rear stairs and replace a double window with a single window. The new single window will be clad with wood exterior. The material of the posts will match the existing front step posts.

The commission discussed the application.

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

1. The new window will be wood and painted.
2. The casing and sills will match the 1st floor windows.
3. The posts under the stairs will be wood and noted on the drawings.

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

Charles Lawson

121 Forest Avenue

(Mr. Murphy excused himself from the meeting)

Chair Herrigel called for the application. Charles Lawson, homeowner, appeared before the commission to present the application. The homeowner would like to construct 2 pergolas in his backyard. One behind the house and one near the pool. A sample of the material was passed around. Square columns will be used.

The commission discussed the application.

The homeowner agreed the pergola will be painted.

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

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

Robert & Ruth Manna
27 High Street

Chair Herrigel called for the application. Robert & Ruth Manna, homeowners, appeared before the commission to present the application. The homeowners would like to remove their existing shed that is falling apart and rebuild it on top of existing retaining walls that form the garage. The new shed will have a gambrel roof to match the house.
(Mr. Murphy rejoined the commission)

The commission discussed the application.

The commission stated they would need to see all elevations and the materials and trim that will be used need to be stated. The drawings need to be more detailed. The commission offered to convene a subcommittee to provide feedback on the revised plans prior to the next HPC meeting.

The application was withdrawn.

Ike Ibeh
2 Freeman Parkway

Chair Herrigel called for the application. Ike Ibeh, homeowner, appeared before the commission to present the application. Walter Morocho, Legacy Contractors, LLC appeared before the commission. The applicant would like to remove a chimney.

The commission discussed the application.

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

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

Daniel & Victoria Harrison
41 Forest Avenue

Chair Herrigel called for the application. Daniel Harrison, homeowner, appeared before the commission. The homeowner would like to replace their existing old and rotting deck with a new wooden deck. The deck is flush to the side of the house. A picture of the existing deck was passed around to the commission members.

The commission discussed the application.

The commission requested additional information. They would like to see the elevation, a drawing of the bench and what is below, and a drawing of the new deck in relation to the house.

The application was withdrawn.

**Warren and Lyenda Delp
9 Rudd Court**

Chair Herrigel called for the application. Lyenda Delp, homeowner appeared before the commission. Bill Scerbo, landscape architect appeared before the commission to present the application. The homeowner would like to replace their deck with a patio and a small stoop and stairs. The commission's jurisdiction is over the new railings.

The commission discussed the application.

On motion by Ms. Graydon, seconded by Ms. Schackner the application was approved as submitted with the condition that a subcommittee review a detailed drawing of the railings.

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

Adoption of the May 6, 2015 Minutes

On motion by Chair Herrigel, seconded by Ms. Graydon, the minutes of the May 6, 2015 meeting were unanimously adopted.

Subcommittee Reports**437 Ridgewood Avenue**

Chair Herrigel, Mr. Murphy and Mr. Wright met with Michael Cummings, contract purchaser; Michael Mathes, architect of record; and Michael Fasheh, architect associate.

Glen Ridge Country Club**555 Ridgewood Avenue**

Chair Herrigel stepped down for the following discussion.

Ms. Schackner and Mr. Wright reported that they reviewed a sample of the New Cedar Shingle that was presented by the country club as the proposed siding at the last meeting. They both liked it but stated that the commission will approve the color since repainting will be difficult. The new cedar could be used if installed properly. A sample of the railings was shared with the commission and approved.

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 requested that all wood materials be labeled as such on the drawings. Ms. Woertz mentioned that no hardy backing exists in the neighborhood and questioned if the houses have window sills. She requested that the soffits be included on the plans and that the siding be changed so each house is different.

Proclamation

Chair Herrigel read a Proclamation acknowledging and honoring Amy Graydon for her 23 years of service on the Historic Preservation Commission. This was Amy's last meeting as a Commission member as she and her family are moving out of Glen Ridge.

Adjournment

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

Respectfully submitted,

Debi Henry
Secretary