

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

**June 6, 2018**

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**OPMA & Roll Call**

Chair Herrigel called the meeting to order at 7:30 p.m. and Ms. Hickey read the Sunshine Act Notice and called the roll.

PRESENT: Chair Herrigel  
Vice Chair Githens  
McMahon  
Way  
Vande Stouwe  
Moriarty (Alt. 1)  
Grisafi (Alt. 2)

Margaret Hickey, Consultant to the Historic Preservation Commission

ABSENT: Darby.

**Introduction**

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

**Hearing of the Applications**

**Baldwin Street Properties**

**The Clarus Project**

**JMF Properties**

Chair Herrigel called for the application. Joseph Forgione, Owner, presented the application, which includes construction of a four-story apartment complex with parking deck on Baldwin Street. The project had been previously approved by the Glen Ridge HPC but at a three-story height containing 98-units; the current proposal is four stories containing 110 units.

Mr. Forgione described the changes to the proposed building including the articulation of the materials at all sections of the building. The discussion focused on the additional story, the massing and its relationship to the neighboring properties, and the material selections, some of which were not clear based on the discussion points or the graphics provided by the applicant. Mr. Forgione brought some of the materials selected but not all.

The HPC discussed at length the application. The following summarizes the main key points of the discussion.

- Ms. Githens asked for clarification on the building heights. Mr. Forgione noted the new construction is 51 feet in height compared to the tallest neighboring property at 42 feet and that the grade change at the rear makes adjacent buildings higher.
- Clarification on zoning with regard to lot coverage; generally not applicable because it is part of a redevelopment.
- Parking deck design has not changed from previously approved application.
- The general footprint has not changed from previously approved application.
- Mr. Way questioned why the windows at the corner go to the floor when other windows do not. Mr. Forgione did not know the answer.
- Ms. Githens and other HPC members noted that the neighborhood is typically three stories so the massing is not in line with the neighborhood.
- HPC members had many questions about which materials were being used where, how the cornice was to be articulated and with what materials specifically, how the Hardy panels are to be applied and detailed where used at various areas of the building, and extent and placement of the cast stone.
- HPC also had questions on whether the landscape shown in the renderings reflect the design; Mr. Forgione said they do not and HPC will be given opportunity to review.
- HPC requested samples of the materials, at a minimum, but the preference is a mock-up of some type to show how materials will be placed and relate to one another.
- There was a lengthy discussion about the purview of the HPC with regard to the massing/height of the proposed complex given the settlement between the developer and the Borough.

On a motion by Mr. Herrigel, seconded by Ms. Githens, to approve the application as it relates to the proposed four-story height and general massing in connection with the pending litigation between the Borough and the developer, and finishes and other detailing will be subject to further refinement, clarification and approval at another meeting with the HPC.

Darby	Absent	Githens	Yes	Herrigel	Yes
McMahon	Yes	Way	Yes	Vande Stouwe	Yes
		Moriarty (Alt. 1)	Yes	Grisafi (Alt. 2)	

**20 Hillcrest Road****Polly and Marc Murphy**

Chair Herrigel called for the application. Polly and Marc Murphy, and Mark Wright, Architect, presented the application to remove one chimney to permit more space within a kitchen and bathroom. The work also includes the addition of a mud room but this is not readily visible from the street. At the addition, Mr. Wright explained the design including the use of Marvin windows to match existing and replication of the stucco finishes.

On a motion by Ms. Githens, seconded by Mr. Way, the application was approved.

Darby	Absent	Githens	Yes	Herrigel	Yes
McMahon	Yes	Way	Yes	Vande Stouwe	Yes
		Moriarty (Alt. 1)	Yes	Grisafi (Alt. 2)	

**7 Roswell Terrace****Ariane Moore and Ethan Bassoff**

Chair Herrigel called for the application. Ariane Moore, Owner, and Alex Parentis, Contractor, presented the application which included changing the front window that is smaller than the other windows on this elevation. Other work includes removing the aluminum siding and fixing the cedar siding and trim underneath, replacing the soffit with new tongue-and-groove siding, repairing the windows sills if cut, and repairing the brick at the front entrance stair.

HPC commended the applicant for removing the aluminum siding and repairing the underlying wood siding.

On a motion by Mr. McMahon, seconded by Ms. Vande Stouwe, the application was approved.

Darby	Absent	Githens	Yes	Herrigel	Yes
McMahon	Yes	Way	Yes	Vande Stouwe	Yes
		Moriarty (Alt. 1)	Yes	Grisafi (Alt. 2)	

**19 Herman Street****Tenzing Jangtey**

Chair Herrigel called for the application. Tenzing Jangtey, Owner, presented the application, which includes shortening the height of four windows, two on the first floor and two on the second toward the rear of the side elevation that opens to the adjacent parking lot. The work will permit installation of counters in two kitchens. The HPC discussed that they generally do not permit vinyl windows but in this instance changing from vinyl to wood may call attention to the openings. HPC is also concerned that the sills and siding patches match; the siding is currently vinyl.

On a motion by Mr. Way, seconded by Mr. McMahon, the application was approved with the following conditions:

1. The application match the sill and siding configuration to the existing windows at this elevation; and
2. The Owner shall provide a cut sheet of the windows with the permit application.

Darby	Absent	Githens	Yes	Herrigel	Yes
McMahon	Yes	Way	Yes	Vande Stouwe	Yes
		Moriarty (Alt. 1)	Yes	Grisafi (Alt. 2)	

### 78 Essex Avenue

#### Monica Lintott

Chair Herrigel called for the application. Monica Lintott, Owner, presented the application, which includes repair and elements of replacement of the front porch in-kind. The HPC discussed the detailing of the railings and the materials, and suggested changing the lattice to a vertical plank to be more in keeping with the architecture. The work will include replacement of the handrails at the stairs but the details have not been worked out. HPC noted detailing shall include top and bottom rail with a newel that sits at the bottom step and balusters set 4 inches on center.

On a motion by Mr. McMahon, seconded by Mr. Way, the application was approved as presented with the following condition to be reviewed by a subcommittee:

1. The detailing of the handrail at the stairs prior to installation. Owner shall provide a drawing showing detailing and configuration.

Darby	Absent	Githens	Yes	Herrigel	Yes
McMahon	Yes	Way	Yes	Vande Stouwe	Yes
		Moriarty (Alt. 1)	Yes	Grisafi (Alt. 2)	

### 30 Hillside Avenue

#### Lillian Shi and Victor Lu

Chair Herrigel called for the application. George Azrak, Architect, presented the application on behalf of the Owner to construct a new one-story, one-car garage at the rear of the property, which is a corner lot. Mr. Azrak reviewed the design details including the configuration, setting, and chosen materials.

HPC discussed the application and noted that the design for the garage doors was not in keeping with the architecture due to the curved lights at the upper portion of the doors. The window and door materials have not been specified.

On a motion by Ms. Githens, seconded by Mr. McMahon, the application was approved as presented with the following condition to be reviewed by a subcommittee:

1. Architect to provide cut sheets for the proposed windows and man door including the light configuration.
2. Architect to provide a cut sheet for the garage door showing a different configuration for the lights.

Darby	Absent	Githens	Yes	Herrigel	Yes
McMahon	Yes	Way	Yes	Vande Stouwe	Yes
		Moriarty (Alt. 1)	Yes	Grisafi (Alt. 2)	

## 42 Woodland Avenue

### Patrick Dwyer

Chair Herrigel called for the application. Mike DeRosa, Contractor, presented the application on behalf of the Owner for the replacement of a clay tile roof with a synthetic material near replicating the existing clay tile roof. Mr. DeRosa noted that the roof was not properly maintained in the past by the previous homeowner including patching with bitumen, which makes reusing the roofing material impossible. The Owner would like to use a synthetic material designed to match a typical clay tile roof while also replacing the copper flashings in-kind; an approach that would be more cost efficient.

The HPC clarified that cost is not a consideration of their review of the work proposed. The members discussed in detail the nature of the material: a sample was provided and the configuration of the proposed tiles reviewed against that of the existing. The synthetic material comes in only one configuration, "Mission" style, where the existing roof is an "S" style. Ms. Vande Stouwe expressed concern that the change in the style of tile will change the appearance of the roof. Ms. Githens questioned the research done for other synthetic tile manufacturers to see if there was one with both a good color match and style match. Contractor noted that other manufacturers did not look as authentic in the color. There were also questions about how the flashing would be applied at the dormers emphasizing the flashings should be concealed where integrated with stucco at the front dormer. Ms. Githens reiterated that the contractor should explore other manufacturers for one that matches both color and style.

On a motion by Mr. Herrigel, seconded by Mr. McMahon, the application was approved with the following conditions:

1. Contractor to provide a letter of authorization to present the application on behalf of the Owner.
2. HPC reemphasized concerns about the installation of flashings.

Darby	Absent	Githens	No	Herrigel	Yes
McMahon	Yes	Way	Yes	Vande Stouwe	No
		Moriarty (Alt. 1)	Yes	Grisafi (Alt. 2)	

*Mr. Herrigel recused himself from the next application.*

## 279 Bay Avenue

### Anne and Steve Berutti

Vice Chair Githens called for the application. Steve Berutti, Owner, and Daniel Kopec, Architect, presented the application which includes a two-story rear addition including modification of windows on the side facades at the existing house. The work at the first floor includes a new kitchen, family room and mud room as well as change to the

windows in the dining room on the east elevation and in the hall on the west elevation with the addition of a small powder room. At the second floor, the work includes the addition of a master bedroom and bathroom over the new kitchen and family room.

The HPC discussed the application including the location of the dining room windows and that the new addition will match the existing windows. The addition is not off-set on the east elevation but this was found acceptable because it would have required significant adjustment to the roofline making the addition more obvious/visible.

On a motion by Mr. McMahon, seconded by Ms. Vande Stouwe, the application was approved.

Darby	Absent	Githens	Yes	Herrigel	Recuse
McMahon	Yes	Way	Yes	Vande Stouwe	Yes
		Moriarty (Alt. 1)	Yes	Grisafi (Alt. 2)	Yes

*Mr. Herrigel returned to the meeting.*

## **7 Highland Avenue Gracious Properties, LLC**

Chair Herrigel called for the application. William Carr, Member, presented the application which includes a rear two-story addition to a Colonial Revival House with a gambrel roof and full-front shed dormer. The work includes installation of new wood siding and trim, repair of brackets at roof overhangs and application of new stucco at front porch at existing house to remain. At the rear, a two-story addition is proposed to house an expanded kitchen and family room with rear deck and at the second floor a new master bedroom and bathroom.

The HPC expressed concerns about the overall size and massing of the addition, which doubles the footprint of the existing house. There was a question on whether the roof could be lowered but the Owner noted that there is a plan for a studio at the attic level to take advantage of the views. The expansive roofline proposed will be highly visible from Bloomfield and Belleville Avenues, which is a concern.

The Application withdrew the application.

## **Public Comment**

Mark Wright, 63 Adams Place, Glen Ridge, made comments about the Baldwin Street project discussed earlier in the meeting. He made several points for the HPCs consideration in furtherance of the application:

- The predominant existing street cornice line should be the reference height in evaluating the height of the proposed building.
- In presenting the project, the developer should be asked to present the elevations stitched together at the corners given the shallow fold. When they are presented as separate elevations, it is a misrepresentation of the building in the streetscape.

**Adoption of the April 4, 2018 Minutes**

On a motion by Ms. Githens, seconded by Mr. Way, the minutes of the May 2, 2018 meeting were unanimously adopted.

**Subcommittee Reports**

**250 Washington Place:** A subcommittee has been set up with a subcommittee to discuss the railings prior to the June 21 Planning Board meeting.

**97 Sherman Avenue:** No further exterior work at 97 Sherman so the chimney is still not fully resolved.

**Sidewalk Paving:** Subcommittee reviewed the grey for the sidewalks along Edgewood Road.

**Old Business**

No action has been taken with regard to the fees for the historic preservation commission application.

**New Business**

None.

**Adjournment**

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

Respectfully submitted,

Margaret M. Hickey, AIA  
Consultant to Glen Ridge HPC