

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

**July 8, 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  
Githens  
Schackner  
Wright  
Way  
Kopec  
  
Secretary Henry

ABSENT: Darby  
McMahon  
Murphy

**Introduction**

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

**Hearing of the Applications**

**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. The applicant previously appeared before the commission in May 2015. Bank of America is proposing to modify the existing handicap ramp to make it ADA (American with Disabilities Act) compliant. Due to the slope of the ramp increasing there will now be 3 – 5" high steps in the front of the bank. The handrails will be replaced with the same material.

The commission discussed the application.

The commission requested the applicant obtain a letter from Bank of America stating that Project Expeditors may represent/speak on their behalf.

On motion by Ms. Schackner, seconded by Mr. Wright, the application was approved as submitted with the condition that a subcommittee review a sample of the new railing.

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

*Chair Herrigel stepped down for the following application.*

**Glen Ridge Country Club  
555 Ridgewood Avenue**

Vice Chair Githens called for the application. Jim Kirkos, Glen Ridge Country Club appeared before the commission to present the application. Wayne Jacques, Jefferson Group Architects, Inc., Judd Brown Designs, Inc., appeared before the commission. Lou Weiss, WFM Construction Consultants appeared before the commission. Mr. Kirkos presented the revised plans for the main clubhouse. He stated that changes have been made based on the commission's input and suggestions from the last presentation.

The commission discussed the application.

The plans that were presented at the May 2015 HPC meeting were retrieved from the file since the dormers were not on the current plans. Mr. Kirkos stated that they had been removed due to budget constraints. The commission stated that the columns on the west elevation are too expansive in the front and need to relate to the railings above. New Cedar must be noted on the plans. The commission requested the addition of columns in the front of the clubhouse, the railings above the main entrance need to line up and the dormers be put back on the west elevation.

Tabled. No vote was taken.

*Chair Herrigel rejoined the commission.*

**Jyri & Julie Wilska  
100 Stonehouse Road**

Chair Herrigel called for the application. Julie Wilska, homeowner appeared before the commission. Mike DeRosa, American Roofing, appeared before the commission to present the application. The homeowner would like to replace their slate roof with asphalt shingles and their aluminum siding with vinyl siding. The slate roof is in very poor condition with multiple leaks, and the slate is cracking and crumbling. The homeowner has already spent thousands of dollars on repairing the roof and a new slate roof is too cost prohibitive.

The commission discussed the application.

The commission suggested the homeowner look at imitation slate as an alternative to asphalt shingles. Since vinyl siding is not approved by the commission and the clapboard under the aluminum siding is still in fairly decent shape, the commission suggested the homeowner investigate and possibly repair the clapboard or replace the

aluminum siding with hardy plank smooth side out. The siding replacement part of the application was withdrawn.

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

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

**Carl & Kimberly Amici**  
**486 Ridgewood Avenue**

Chair Herrigel called for the application. Mike DeRosa, American Roofing, appeared before the commission to present the application. The homeowner would like to replace their slate roof with asphalt shingles. The commission previously approved an addition with synthetic slate but the homeowner feels it is too costly to do the entire roof which is leaking.

The commission discussed the application.

The commission requested the following information:

1. The drawings that were previously approved for the addition.
2. To see what the current condition of the slate roof is.
3. Other alternatives to asphalt.
4. A cost comparison of different bids.

The commission requested that the homeowner come before the commission.

The application was withdrawn.

**Metropolitan Ventures Group**  
**2 Brooklawn Road**

Chair Herrigel called for the application. Dr. Campbell and Jodi Campbell, homeowners appeared before the commission. Steven Pavlov, Mils Construction & Design LLC, appeared before the commission to present the application. The homeowner would like to replace their aluminum siding with aluminum siding. They also have installed new railings on the back deck which had not been approved by the commission.

The commission discussed the application.

The new railings on the deck are too far apart and are placed on the outside of the top and bottom rails instead of seated between them. For the siding, it was suggested that smooth hardy plank be investigated or repair the original siding since parts of the house are wood and areas of cedar shakes. The back roof overhang was also removed and was not on the permit.

**SIDING.** On motion by Ms. Schackner, seconded by Ms. Githens the application was approved as submitted with the condition that the homeowner choose one of the following options:

1. Restoration of the existing siding.
2. Smooth hardy plank siding.
3. Smooth side of the aluminum siding.

A subcommittee will need to review the materials if option 2 or 3 above is chosen.

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

**DECK.** On motion by Ms. Githens, seconded by Ms. Schackner the application was approved as submitted with the condition that a subcommittee review a drawing of the new railing system and new deck.

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

The commission described the Planning Board appeals process.

### **Forest Avenue School 287 Forest Avenue**

Chair Herrigel called for the application. Pamela Linden and Tara Arnett, Home & School Association, Forest Avenue School appeared before the commission to present the application. The applicant would like to install a "Forest Avenue School" sign in the front of the school to detail the entrances.

The commission discussed the application.

On motion by Ms. Githens, seconded by Ms. Schackner, the application was approved with the following conditions and with subcommittee approval:

1. Gothic lettering be used.
2. Eliminate the gas lamp.
3. The posts be more narrow and wood.
4. Eliminate the scrolls next to "Established 1929".

Darby	Absent	McMahon	Absent	Schackner	Yes
Githens	Yes	Herrigel	Yes	Way	Yes

Wright	Yes	Murphy (Alt.1)	Absent	Kopec (Alt. 2)	Yes
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*Mr. Kopec stepped down for the following application.*

**Thomas & Pamela Barton**  
**18 Madison Street**

Chair Herrigel called for the application. Thomas Barton, homeowner appeared before the commission. Dan Kopec, architect of record appeared before the commission to present the application. The homeowner would like to increase a dormer in the attic on the west side of the house. Windows will remain and wood clapboard on the new dormer will match the original clapboards presently concealed by vinyl siding.

The commission discussed the application.

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

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

*Mr. Kopec rejoined the commission.*

**Yerina Mugica & Renato Ticzon, Jr.**  
**327 Maolis Avenue**

Chair Herrigel called for the application. Yerina Mugica, homeowner appeared before the commission to present the application. The applicant would like to build a screened in porch and deck in the rear of the house.

The commission discussed the application.

The commission requested the following information be provided:

1. A full side elevation view.
2. Additional details on the screened enclosed porch.
3. Accurately reflect the drawings as currently they are inconsistent.
4. A sample of the railings around the deck.
5. The dimensions of the spacing of the balusters.
6. Show lattice framing on the sketch.

The application was withdrawn

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

**Sabine & Boris DeVries**  
**356 Maolis Avenue**

Chair Herrigel called for the application. Sabine DeVries, homeowner appeared before the commission to present the application. The applicant would like to extend their existing garage to make it larger. The garage doors are the only thing that can be seen from the street. The homeowner distributed to the commission a brochure showing a sample of the proposed garage doors which will be steel.

The commission discussed the application.

On motion by Ms. Schackner, seconded by Ms. Githens, the application was approved as submitted. The commission requested the garage material be noted on the drawings.

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

*Mr. Wright rejoined the commission.*

**Victoria Harrison**  
**41 Forest Avenue**

Chair Herrigel called for the application. Victoria Harrison, homeowner appeared before the commission. Bob Kiefer, Decks By Kiefer, appeared before the commission to present the application. 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. Dan Harrison, homeowner previously appeared before the commission in June but the commission requested additional information in order to vote on the application, therefore the application had been withdrawn.

The commission discussed the application.

On motion by Ms. Schackner, seconded by Mr. Way, the application was approved as submitted. The commission told the homeowner spacing between the horizontal slats could be 1 1/2" to 3", owner's discretion.

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

**Adoption of the June 3, 2015 Minutes**

On motion by Ms. Schackner, seconded by Mr. Way, the minutes of the June 3, 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. The revised drawings for the two new houses were approved.

**9 Rudd Court**

Chair Herrigel, Mr. Murphy and Mr. Wright reviewed the revised drawings submitted by the architect and made the following notations that are to be added to the drawings:

1. Under the stairs should be framed, painted wood lattice.
2. 3" maximum spacing between the balusters.
3. Under the landing should be painted wood finish stringer and fascia, not exposed framing.

**Public Comment**

None

**Commission Discussion-What Constitutes Historic Preservation Commission Approval?**

The commission discussed what types of changes require Historic Preservation Commission approval, such as changes in siding and chimney replacement even when the new material being used is the same as the existing. The commission feels that large changes such as these, do require Historic Preservation Commission approval.

**Adjournment**

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

Respectfully submitted,

Debi Henry  
Secretary