

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

July 12, 2017

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
Kopec
McMahon
Wright
Travia
Vande Stouwe

ABSENT: Darby
Way

Secretary Henry

Introduction

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

Hearing of the Applications

Mr. Wright stepped down for the following application.

**Zachary & Tova Narrett
101 Hillside Avenue**

Chair Herrigel called for the application. Tova Narrett, owner appeared before the Commission to present the application. The owner would like to convert a part of their 2-car garage into a sitting area. An interior main wall will be removed and replaced with two supporting pillars to match the exterior columns. The other part of the garage will remain a garage or used for storage.

The Commission discussed the application.

On a motion by Ms. Githens, seconded by Ms. Travia, the application was approved as submitted subject to the following conditions and with subcommittee approval:

1. A cut sheet on the columns including what the Capital will be is to be provided.

2. Detail of the crown molding is to be provided.
3. Dimensions on everything is to be provided.
4. The lattice is to be dimensioned and the material stated. If it is not wood or composite wood, a sample will need to be provided for approval.

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

Mr. Wright rejoined the Commission.

Hannah & James Vendetti
50 Douglas Road

Chair Herrigel called for the application. James and Hannah Vendetti, owners appeared before the Commission to present the application. The owners are seeking approval for work that was done on their side porch that deviated from a prior approval. A subcommittee previously met with the owners on site to discuss a solution.

The Commission discussed the application.

On a motion by Ms. Travia, seconded by Ms. Githens, the application was approved as submitted with the condition that the wood molding across the top of the window be filled in so it looks straight instead of cornered up.

Darby	Absent	Githens	Yes	Herrigel	Yes
Kopec	Yes	McMahon	Yes	Way	Absent
Wright	Abstain	Travia (Alt. 1)	Yes	Vande Stouwe (Alt. 2)	Yes

Marian Neagoe
471 Belleville Avenue

Chair Herrigel called for the application. Marian and Jessica Neagoe, owners appeared before the Commission to present the application. The owner is seeking approval to enclose the front porch and replace the front steps and landing. Materials to be used are bluestone and the railing will be metal. The Neagoes are returning applicants and have provided more detail and information based on feedback and comments from the Commission.

The Commission discussed the application. The Commission is still concerned that the new structure and steps will stick out too far and a variance may be required.

On a motion by Ms. Travia, seconded by Ms. Githens, the application was approved as submitted subject to the following conditions and subcommittee approval:

1. A site plan is to be provided.
2. Accurate and full dimensions are to be provided showing the sidewalk to the street.

3. Detailed information on the window(s) and door. No side lights are to be part of the door.

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

Ajay & Anita Agarwal
162 Ridgewood Avenue

Chair Herrigel called for the application. Ajay and Anita Agarwal, owners appeared before the Commission. Ann Sears, architect of record appeared before the Commission to present the application. The owners would like to construct an addition in the front corner of their home for a family room. The Agarwals are returning applicants and Ms. Sears has made changes to the design based on feedback and comments from the Commission.

The Commission discussed the design.

On a motion by Mr. Kopec, seconded by Ms. Githens, the application was approved as submitted subject to the following conditions and subcommittee review and approval:

1. Accurate and coordinating elevations are to be provided including elevation heights.
2. All new windows are to be wood.
3. All dimensions are to be provided.
4. All new materials are to be listed on the drawings.
5. A wall section is to be provided.
6. Window specifications are to be provided.

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

Roland Wunderlich & Sherry Wu
97 Ridgewood Avenue

Chair Herrigel called for the application. Roland Wunderlich and Sherry Wu, owners appeared before the Commission to present the application. The owners would like to replace their rotted front porch, roofing, gutter and columns.

The Commission discussed the application.

On a motion by Mr. Kopec, seconded by Mr. Wright, the application was approved as submitted with the following conditions and subcommittee approval:

1. The new columns should be Stock Flute tapered Doric Cap, Attic Base and the same dimensions as the current ones on the top and the bottom.

2. A cut sheet of the columns with the above information and dimensions is to be provided for subcommittee review and approval.

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

Mr. Kopec stepped down for the following application.

Andrea & Brian Cretella
3 Roswell Terrace

Chair Herrigel called for the application. Andrea and Brian Cretella, owners appeared before the Commission. George Azrak, architect of record appeared before the Commission to present the application. The owners would like to build dormers on each side of the house in order to create more room on the 3rd floor.

The Commission discussed the application.

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

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

Mr. Kopec rejoined the Commission.

Chair Herrigel stepped down for the following application.

Margot & Hugh MacDonnell
84 Ridgewood Avenue

Chair Herrigel called for the application. Vice Chair Githens facilitated this application. Margot and Hugh MacDonnell, owners appeared before the Commission. Elise Blatt, architect of record appeared before the Commission to present the application. The owners would like to build an addition to the house. All new materials will match the existing.

The Commission discussed the application.

On a motion by Mr. Kopec, seconded by Ms. Travia, the application was approved as submitted.

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

Chair Herrigel rejoined the Commission.

Chair Herrigel stepped down for the following application.

Brian McCabe
205 Baldwin Street

Chair Herrigel called for the application. Vice Chair Githens facilitated this application. Brian McCabe, owner appeared before the Commission to present the application. George Giesey, general contractor also appeared before the Commission. The owner would like to close up a window and cover it with matching clapboard, and widen a second window. The new window will be wood or a paintable composite.

The Commission discussed the application.

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

1. A cut sheet of the new window is to be provided for subcommittee review and approval.

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

Chair Herrigel rejoined the Commission.

Mr. Kopec stepped down for the following application.

Nina & Matt Marino
150 Hawthorne Avenue

Chair Herrigel called for the application. Matt Marino, owner appeared before the Commission. Dan Kopec, architect of record appeared before the Commission to present the application. The owner would like to renovate their front porch with a new floor and an iron handrail replacement. A sample of the new flooring was passed to the Commission members. A drawing of the new railing was passed to the Commission members.

The Commission discussed the application.

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

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

Mr. Kopec rejoined the Commission.

Mr. Kopec stepped down for the following application.

Amy & Brian Keane

2 Inness Place

Chair Herrigel called for the application. Brian Keane, owner appeared before the Commission. Dan Kopec, architect of record appeared before the Commission to present the application. The owner would like to construct a mudroom addition over the garage, reconfigure rear windows and add dormers.

The Commission discussed the application.

On a motion by Mr. McMahon, seconded by Ms. Travia, the application was approved as submitted.

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

Mr. Kopec rejoined the Commission.

Chair Herrigel stepped down for the following application.

Brigitte Van Note

518 Ridgewood Avenue

Chair Herrigel called for the application. Vice Chair Githens facilitated the discussion for this application. Jonathan Perlstein, architect of record appeared before the Commission to present the application. The owner would like to construct a family and mudroom addition which will also connect the house and garage. The property is on a corner lot. Any windows being replaced will be wood. 2 windows are being reduced. The house and garage roofs are currently slate. The owner is seeking approval to use EcoStar material for the roof on the addition.

The Commission discussed the application.

On a motion by Mr. Kopec, seconded by Mr. Wright, the application was approved as submitted with the following conditions and subcommittee approval:

1. A mock-up of the EcoStar is to be reviewed and approved by a subcommittee.
2. Trim is to be on the new windows where trim currently exists, and no trim where the windows currently have no trim.
3. Plans are to be revised to reflect the windows that are being replaced are wood, not aluminum.
4. All new windows are to be wood.

5. An authorization letter is to be submitted by the owner indicating Mr. Perlstein may represent the owner on their behalf.

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

Chair Herrigel rejoined the Commission.

97 Sherman Avenue Association LLC 97 Sherman Avenue

Chair Herrigel called for the application. Charles Louis, owner appeared before the Commission to present the application. The owner would like to knock down the existing house and build a new 3400-3800 square foot house. Mr. Louis met with a subcommittee prior to this meeting and modified his plans based on their comments and feedback.

The Commission discussed the application. The design has been simplified and the massing is more appropriate.

On a motion by Mr. Kopec, seconded by Ms. Githens, the application was approved as submitted subject to the following conditions and subcommittee review and approval:

1. The soffit material is to be bead board.
2. Bead board on the front porch roof is to be installed.
3. The corner brick is not to be veneer.
4. Additional dimensions are to be included on the drawings.
5. A cut sheet of the shutters is to be provided.
6. Floor to floor dimensions are to be included on the drawings.
7. A mock-up of the chimney is to be provided.
8. All the drawings are to be dimensioned and coordinated as currently they do not match up.
9. The shutters are to be paintable.

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

Glen Ridge ReDevelopers, LLC Baldwin Street

Chair Herrigel called for the application. Joe Forgione, Glen Ridge ReDevelopers, LLC, appeared before the Commission to present the application. Glen Ridge ReDevelopers, LLC has purchased 5 houses on Baldwin Street that they are planning to demolish to construct a 98 unit building. The owner previously appeared before the Commission and has revised the plans based on the Commission's comments and feedback.

The Commission discussed the application.

Samples of the materials being used were passed to the Commission members. Mr. Wright suggested the architect provide a façade model to bring to the next meeting the applicant appears before the Commission.

No vote was taken.

Mr. McMahon and Mr. Wright stepped down for the following application.

Betsy Ginsberg
109 Hillside Avenue

Chair Herrigel called for the application. Mark Wright, Wright and Robinson Architects, appeared before the Commission to present the application. As part of a kitchen renovation the owner would like to change 3 windows on the north side of the kitchen.

The Commission discussed the application.

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

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

Mr. McMahon and Mr. Wright rejoined the Commission.

Mr. Wright stepped down for the following application.

Peter & Katie Dancy
46 Highland Avenue

Chair Herrigel called for the application. Mark Wright, Wright and Robinson Architects, appeared before the Commission to present the application. The owners would like to construct a kitchen addition, a box bay addition and replace the deck in the rear of the house.

The Commission discussed the application.

On a motion by Ms. Githens, seconded by Mr. Kopec, the application was approved as submitted subject to subcommittee review and approval of additional details to be provided of the box bay addition roof line.

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

Mr. Wright rejoined the Commission.

Adoption of the June 7, 2017 Minutes

On a motion by Ms. Githens, seconded by Mr. Wright, the minutes of the June 7, 2017 meeting were unanimously adopted with the noted changes.

Subcommittee Reports**254 Washington Street**

Chair Herrigel, Mr. Wright and Mr. Kopec met with Mr. Baker, owner on site to review a simpler profile above the window.

97 Sherman Avenue

Chair Herrigel, Mr. Wright and Mr. Kopec met with Charles Louis, owner in preparation for the next HPC meeting.

254 Ridgewood Avenue

Mr. Kopec met with the owner to review comments made by the subcommittee on the revisions submitted for the pergola that was conditionally approved 2 years prior.

411 Ridgewood Avenue

Mr. Kopec and Mr. Darby reviewed and approved the modifications made to the drawings for a deck and covered porch.

Public Comment

None

Adjournment

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

Respectfully submitted,

Debi Henry
Secretary