

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

**August 3, 2016**

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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  
Way  
Wright  
Kopec  
Travia

ABSENT: Darby  
Schackner

Secretary Henry

**Introduction**

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

**Hearing of the Applications**

*Chair Herrigel stepped down for the following application.*

**Glen Ridge Country Club**

**555 Ridgewood Avenue**

Chair Herrigel called for the application and then recused himself. Vice Chair, Sarah Githens, chaired this application. Jim Kirkos, Glen Ridge Country Club President appeared before the Commission to present the application. Wayne Jacques, Jefferson Group Architects, Inc., Dan Stanford, Vice President Project Management, Donnelly Construction and Lou Weiss, WFM Construction Consultants also appeared before the commission. The country club is seeking approval to as built changes on the clubhouse that deviate from the previously approved application. A field change was made in the dimensions of the gambrel roof when built that is different than what was approved by the Commission.

The Commission discussed the application as 4 separate topics:

1. The extension of the roof.
2. The proportions of the double gambrel shaped portico.

3. The finial on top of the hexagon.
4. What if any changes are being suggested for the railing on top of the kitchen wing.

As a result, 4 different motions were made.

*The extension of the roof.* Photos of the roof were passed to the Commission members. The Commission decided that the roof changes can remain.

*The proportions of the double gambrel shaped portico.* The Commission feels that the front gambrel is too tall and narrow and should have been built the way it was intended to be built. It currently looks disproportionate. The Commission suggested to keep the pitch that was built but have it spring from its originally intended shoulder point.

During this discussion the letter from Margaret Hickey of Connolly & Hickey Historical Architects was referenced.

*The finial on top of the hexagon.* The Commission suggested that the finial be removed.

(First Motion). On a motion by Mr. Wright, seconded by Mr. McMahon, the first 3 discussion topics were approved as submitted with the following conditions and subcommittee review and approval of the following:

1. The front gambrel roof portion of the portico is to be modified so that the break line is dropped 1 foot 6 inches and that revised drawings be submitted for subcommittee review and approval.
2. The finial is to be removed.

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

Mr. Kopec suggested that the drawing that was drawn by Mr. Wright of the gambrel roof and clubhouse and passed to the Commission members be noted in the minutes.

The Commission then discussed the railings on top of the kitchen wing. The Commission feels that the material chosen is too thin and needs to look like wood. The thickness needs to be on the drawings. A subcommittee will need to review the size and thickness of the railings and its relation to the roof. The Commission suggested the material to be used is paintable matte finish.

(Second Motion). On a motion by Mr. Wright, seconded by Mr. McMahon, the railings were approved as submitted with the following conditions and subcommittee review and approval:

1. The railing is to be fabricated out of material that is at least 1 ½ inch thick.
2. New details are to be developed that illustrate the railing pitch relationship to the wall and trim.

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

The Commission then discussed the fact that the shingles should come all the way down but the drawings do not reflect this. The drawings need to be revised to reflect the shingles continuing all the way down.

(Third Motion). On a motion by Mr. Wright, seconded by Mr. Kopec the following changes were requested to be made on the drawings for subcommittee review and approval:

1. The drawings of the portico addition is to be modified to add shingle coursing at the bottom of the rear gambrel.
2. The gutter is to be extended around the corners of the front gambrel.

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

Mr. Kirkos requested a modification to a door on a drawing that was passed around to the Commission.

(Fourth Motion). On a motion by Mr. Wright, seconded by Ms. Travia the following was approved with subcommittee review and approval.

1. A revised drawing showing a flat roof over the back door of the kitchen with a square pier supporting it to match the detailing of the front entrance portico.

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

*Chair Herrigel rejoined the commission.*

### **Michael & Megan Arias 40 Chapman Place**

Chair Herrigel called for the application. Michael & Megan Arias, homeowners appeared before the commission. George Azrak, architect of record appeared before the commission to present the application. As part of a renovation, the owners have made a window change and are seeking approval from the Commission for that change. The windows have already been installed.

The commission discussed the application. The Commission feels that the location and size of the windows are fine, but the material may not be acceptable.

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

1. The new vinyl windows are to be painted to match the existing windows on the house and the sashes with muntins are to be replaced with new sashes with simulated divided light.

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

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

**Rebecca & Ben Shpigel**  
**235 Forest Avenue**

Chair Herrigel called for the application. Rebecca Shpigel, homeowner appeared before the commission. Dan Kopec, architect of record appeared before the commission to present the application. The owners would like to extend and enclose an existing screened in porch, add a new wood deck to the rear of the home and restore windows.

The commission discussed the application.

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

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

*Mr. Kopec rejoined the Commission.*

**Normandy Investments LLC**  
**224 Bay Avenue**

Chair Herrigel called for the application. Jennifer Dilullo, Project Manager for Normandy Investments LLC appeared before the Commission to present the application. Joseph Savage, Savage Home Improvements also appeared before the Commission. As part of an entire house renovation, the owner is seeking approval for various changes to the house that will be seen from the street. They are as follows:

1. Replace the stairs and landing on the front portico.
2. Remove the entry door, stairs and walkway on the side of the house.
3. Remove and replace windows.
4. Addition on the first floor rear corner.
5. Convert second floor sleeping porch into a closet.

6. Repair garage and replace garage doors.

The commission discussed the application. Due to the fact that the application was missing elevations and other pertinent information, the Commission felt they did not have enough information to make a motion.

The application was withdrawn.

**Adoption of the July 6, 2016 Minutes**

On motion by Ms. Githens, seconded by Chair Herrigel, the minutes of the July 6, 2016 meeting were unanimously adopted with the noted changes.

**Subcommittee Reports**

**506 Ridgewood Avenue**

Mr. Kopec, Ms. Githens and Mr. Darby reviewed and approved the window changes.

**7 Ardsley Road**

Ms. Githens and Mr. Wright reviewed and approved the setback and new kitchen window location. Mr. Wright explained to the architect that the new windows are to be double-hung units with painted wood exteriors and snap-in Prairie pattern muntin grilles.

**11 Ferncliff Terrace**

Mr. Darby, Mr. Kopec and Ms. Travia reviewed and approved the revised drawing detailing the roof line.

**276 Ridgewood Avenue**

After the August meeting, the Commission reviewed the artificial slate that the owner is proposing to use on the new roof of their mudroom addition. The Commission denied the artificial slate.

**Public Comment**

Mr. Kopec provided a sample of Boral trim and lap siding which is an alternative to wood. It is made in a bead board and Smooth Hardi.

**Adjournment**

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

Respectfully submitted,

Debi Henry  
Secretary