

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

SEPTEMBER 6, 2017

OPMA & Roll Call

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

PRESENT: Chair Herrigel
Vice Chair Githens
Darby
Kopec
McMahon
Way
Wright
Travia
Vande Stouwe

ABSENT: None

Secretary Henry

Introduction

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

Hearing of the Applications

**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 provided revised drawings based on the Commission's feedback and comments.

The Commission discussed the revised design at length.

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

1. The garage opening is to be modified.
2. The main entrance and the entrance to the amenities are to be modified.
3. The herringbone brick on the 2nd and 3rd floor is to be replaced by Hardi panel.
4. Recessed areas are to be replaced by HardiPlank.
5. The window selection.
6. Drawings are to be corrected and accurate.

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

Shannin & Pierre Van Wayenberge
276 Ridgewood Avenue

Chair Herrigel called for the application. Shannin Van Wayenberge, owner appeared before the Commission. Jonathan Perlstein, architect of record appeared before the Commission to present the application. The owners would like to construct a 14'X19' poolside pavilion.

The Commission discussed the design.

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

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

Gracious Properties LLC
523 Ridgewood Avenue

Chair Herrigel called for the application. Bill Carr, Gracious Properties LLC, appeared before the Commission. Robert Emert, architect of record appeared before the Commission to present the application. The owner is seeking approval to bump out the first floor kitchen area and add a full 2nd story. Windows and doors will be replaced but the openings will remain the same. A deck will be added to the rear.

The Commission discussed the design.

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

1. "Shingles" are to be stated on the drawings, not "shakes".
2. The side trim on the dormers is to be narrower.
3. The portion of the deck that can be seen from the street is to be shingled knee wall.

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

Craig Snyder**259 Ridgewood Avenue**

Chair Herrigel called for the application. Michelle Snyder, owner appeared before the Commission to present the application. As part of a kitchen renovation, the owner would like to make some window changes.

The Commission discussed the application.

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

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

Matthew & Kimberley Raynor**418 Ridgewood Avenue**

Chair Herrigel called for the application. Matthew Raynor, owner appeared before the Commission to present the application. The owner is seeking approval to change their flat garage roof to a gable style roof to more closely match the roof on the house. The garage doors will be replaced but the opening will remain the same.

The Commission discussed the application.

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

1. The roof is to be pitched higher with some overhang to more closely match the roof on the back of the house.

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

Michael Ferrante**204 Forest Avenue**

Chair Herrigel called for the application. Michael Ferrante, owner appeared before the Commission to present the application. The owner would like to add a portico to the

front of his house. Two different examples in picture format of what the owner would like to do were presented. The Commission preferred example #2.

The Commission discussed the application. The Commission felt there was not enough detailed information to make a motion. Details of the columns, full dimensions and materials that will be used will need to be provided.

The application was withdrawn.

Public Comment

Bruce Johnson, 93 Sherman Avenue appeared before the Commission to express his concerns over the closeness to his property of the new driveway that is being proposed at 97 Sherman Avenue where a new house is being constructed. The Commission informed Mr. Johnson that they do not have jurisdiction over driveways.

Adoption of the August 2, 2017 Minutes

On a motion by Ms. Githens, seconded by Ms. Vande Stouwe, the minutes of the August 2, 2017 meeting were unanimously adopted with the noted changes.

Subcommittee Reports**16 Sherman Avenue**

Since areas of the as built have deviated from the previously approved application, the Commission is requesting the owners appear before the Commission for approval.

Adjournment

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

Respectfully submitted,

Debi Henry
Secretary