

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

September 7, 2016

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
Darby

ABSENT: Schackner
Travia

Secretary Henry

Introduction

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

Hearing of the Applications

**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 and Sergio Chavarria, architect of record also appeared before the Commission. As part of an entire house renovation, the owner is seeking approval for various modifications to the house that will be seen from the street. The applicant appeared before the Commission last month. The modifications are as follows:

1. Front portico. Repair and replace the steps, landing and columns with the same material.
2. Remove the entry door, stairs and walkway on the side of the house. Patch the foundation to match the existing foundation. Patch the closed doorway with siding to match the existing siding.
3. Remove a kitchen window in the rear of the home and relocate it 3 feet towards the driveway with a new 3x3 window. The window will be pressure treated wood.

4. Replace a picture window in the rear of the house with French doors of the same size opening. A landing with handrails will be built to access the doors. Materials will be pressure treated wood.
5. A small one story addition with one window to the rear of the house to accommodate a half bath and laundry room. New roofing and siding materials will match existing.
6. The rear of the house 2nd story sleeping porch will be converted into a walk-in closet. Two windows will be closed with siding to match the existing siding. A new window will be installed.
7. Garage doors will be replaced to match the neighbor's (228 Bay) garage doors.

The commission discussed the application.

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

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

Project Live VIII 70 Osborne Street

Chair Herrigel called for the application. Bob Silverman, architect of record appeared before the Commission to present the application. The applicant would like to replace the shingle and clapboard siding with vinyl or cedar impression siding. They will not be changing the shingles on the front of the house only on the two sides of the house.

The commission discussed the application.

On a motion by Mr. Wright, seconded by Ms. Githens, a vote was taken to deny the application.

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

Melissa & Kevin Kuper 36 Madison Street

Chair Herrigel called for the application. Kevin Kuper, owner appeared before the Commission to present the application. Antoine Bullock, Morgan Contractors also appeared before the Commission. The owner would like to add a dormer to the attic. All new materials will match existing materials on the house. New windows will be wood.

The commission discussed the design.

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

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

Eric Baker**254 Washington Street**

Chair Herrigel called for the application. Eric Baker, owner and architect of record, appeared before the Commission to present the application. The owner is proposing to bring the house down to its foundation and rebuild a new 4-5 bedroom house.

The commission discussed the design. The Commission felt there was not enough information to make a decision and requested the applicant appear before the Commission again. The Commission would like to see a floor to floor elevation, garage dimensions, a photo montage, a site plan and vertical dimensions. They also felt that the height of the new house may be an issue.

The application is pending until the applicant appears before the Commission again.

Lillian Shi**16 Sherman Avenue**

Chair Herrigel called for the application. Eric Baker, architect of record appeared before the Commission to present the application. The owner is proposing to build an addition to the house and enlarging the front porch. The siding will be smooth side HardiePlank. The garage will be resided with smooth side HardiePlank.

The commission discussed the design.

The Commission felt there was not enough information to make a decision and requested the applicant appear before the Commission again. The Commission would like to see an historic photograph of the house.

The application is pending until the applicant appears before the Commission again.

(Secretary's note: This application was submitted with the address written as 15 Sherman Avenue. The correct address is 16 Sherman Avenue.)

Vincent & Mary Ellen Cusumano**297 Ridgewood Avenue**

Chair Herrigel called for the application. Vincent and Mary Ellen Cusumano, owners appeared before the Commission to present the application. Vincent Cusumano is also the architect of record. The owners would like to build a 1-story 202 square foot addition to the rear of their home with a 147 square foot deck.

The commission discussed the design. The Commission approved the concept of the addition based on Planning Board approval since the size exceeds setback requirements. A subcommittee will need to review and approve the details of the addition once the applicant has gained approval from the Planning Board.

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

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

Dorothy Jean Schneider
178 Bay Avenue

Chair Herrigel called for the application. Dorothy Jean Schneider, owner appeared before the Commission. Ed Carolan, Carolan Contractors appeared before the Commission to present the application. The owner would like to remove a disintegrating 2-car garage and replace it with a 1-car garage.

The Commission discussed the application.

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

1. Elevation drawings of the new garage showing the dimensions, the type of materials to be used, the type of siding to be used, the type of door and a cut sheet of the door.

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

Mr. Darby stepped down for the following application.

Antonio & Debbie Pavan
25 Hillcrest Road

Chair Herrigel called for the application. Antonio Pavan, owner appeared before the Commission to present the application. Kelly Forsythe, designer also appeared before the Commission. The owner would like to build a wood deck in the rear of his home. The deck will be minimally visible. No railings will be seen from the street.

The Commission discussed the application.

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

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

After the vote, Mr. Pavan requested additional time to discuss his concern regarding a treehouse that is being constructed in a neighbor's tree behind his house. He feels that the size of the treehouse is going to be so large that it will become more of a structure. He stated that it is going to be an eyesore. Currently there is no ordinance in Glen Ridge for treehouses.

Mr. Darby rejoined the Commission.

Adoption of the August 3, 2016 Minutes

On a motion by Ms. Githens, seconded by Mr. Kopec, the minutes of the August 3, 2016 meeting were unanimously adopted with the noted change.

Subcommittee Reports

404 Ridgewood Avenue

The owner requested to speak with a Commission member regarding the Commission's requirements for the chimney. Ms. Githens spoke with the owner.

226 Forest Avenue

The owner is seeking a decision from the Commission on whether or not synthetic slate that was discussed and presented at an earlier HPC meeting was approved. Chair Herrigel spoke with the owner and requested she come before the Commission.

162 Ridgewood Avenue

Ann Sears, architect, met with Mr. Kopec and Mr. McMahon for a pre-HPC meeting.

7 Ardsley Road

Mr. Wright spoke with the architect of record to confirm the type of window that is to be used. Mr. Wright authorized the permit to be issued with the caveat that the architect provide a submission of the window for subcommittee approval before installation of the window.

555 Ridgewood Avenue

Ms. Githens, Mr. Kopec and Mr. Wright met with the Glen Ridge Country Club regarding the Clubhouse as built.

419 Ridgewood Avenue

The shutter hardware that was installed was incorrect. The contractor was made aware of the problem and corrected it.

Public Comment

Kenneth Powell, owner 26 Forest Avenue appeared before the Commission to express his concern regarding his neighbor's AC condenser's that are located below his bedroom window and are extremely loud and unattractive. Mr. Powell passed around pictures to the Commission members. The Borough Administrator and the Construction Official have both been to inspect the location of the condensers and confirmed that the placement meets the setback requirements.

Adjournment

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

Respectfully submitted,

Debi Henry
Secretary