

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

October 5, 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
Darby
McMahon
Way
Wright
Kopec
Travia

ABSENT: Schackner

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.

**Lillian Shi & Victor Liu
16 Sherman Avenue**

Chair Herrigel called for the application. Victor Liu, owner appeared before the Commission. Eric Baker, architect of record appeared before the Commission to present the application. Mr. Baker passed out revised drawings to the Commission members. The owner is proposing to build an addition to the house and enlarging the front porch. Mr. Baker appeared before the Commission last month representing the owner and stated all the issues raised at the last meeting have been addressed.

The commission discussed the design.

2 motions were made.

Motion 1: 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. Dimensions are to be added to the plans.
2. The first and second floor window on the front of the original house are to be taller.
3. The eave siding on the 3rd floor addition should not be shingle but Dutch shiplap or something that matches the exposure and profiles of the existing eave.
4. The decorative wood neoclassical rake board on the eave of the original front of the house is to be replicated.
5. Gutters are to be half round.
6. The 2nd floor porch and railings are to be eliminated.

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

Motion 2: On a motion by Ms. Travia, seconded by Mr. Kopec, the application was approved as submitted with the following conditions and subcommittee review and approval:

1. Dimensions are to be added to the plans.
2. The first and second floor window on the front of the original house are to be taller.
3. The eave siding on the 3rd floor addition should not be shingle but boral or shiplap or something that matches the exposure and profiles of the existing eave.
4. The decorative wood neoclassical rake board on the eave of the original front of the house is to be replicated.
5. Gutters are to be half round.

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

If the owner would like the railings on the 2nd floor porch, they will need to go before the Planning Board.

Mr. Wright rejoined the Commission.

Jesus & Jennifer Perez

58 Harvard /street

Chair Herrigel called for the application. Jennifer Perez, owner appeared before the Commission to present the application. Eric Baker, architect of record also appeared before the Commission. As part of an addition, the previous owner had been approved to reside the house and addition with cedar shingles. Ms. Perez, the current owner is seeking approval to change the siding to cement board/clapboard siding instead of the cedar shingle. The owner is proposing the use of smooth side Allura fiber cement clapboard.

The Commission discussed the application. A discussion ensued regarding the corner boards and how they relate to the house and siding.

2 motions were made.

Motion 1: On a motion by Chair Herrigel, seconded by Mr. Way, the application was approved as submitted with the following conditions:

1. Smooth side HardiPlank siding with cornerboards is to be installed.

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

Motion 2: On a motion by Mr. Darby, seconded by Mr. McMahon, the application was approved as submitted with the following conditions:

1. Smooth side HardiPlank siding without cornerboards is to be installed.

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

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. Mr. Baker passed out revised drawings to the Commission members. The owner is proposing to bring the house down to its foundation and rebuild a new 4-5 bedroom house. Mr. Baker appeared before the Commission last month and stated that all the issues raised at the last meeting have been addressed.

The commission discussed the design. The revised proposed height is appropriate and relative to the neighborhood.

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

1. Dimensions are to be added to the plans.
2. The back half of the east elevation is to be set in 12 inches.

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

Emmanuel Urquijo
957 Bloomfield Avenue

Chair Herrigel called for the application. John Jones, SolarCity appeared before the Commission to present the application. The owner would like to install solar panels on the rear of his roof. The panels will not be seen from the street. The panels will be black and installed 4" above the roof.

The Commission discussed the application. The Commission requested the frames be installed lower than 4" above the roof. Mr. Jones stated the lowest the panels can be installed is 3" above the roof.

On a motion by Mr. Kopec, seconded by Mr. Darby, the application was approved as submitted with the condition that the panels be installed 3" above the roof.

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

Jorge Alfonso
36 Edgewood Road

Chair Herrigel called for the application. Jorge Alfonso, owner appeared before the Commission to present the application. Mr. Alfonso is seeking approval to repair the masonry retaining wall in his back yard and connect two back doors in the rear of the house with a walkway. Only the last 2 steps of the walkway will be visible from the street.

The Commission discussed the application.

2 motions were made.

Motion 1: On a motion by Mr. Darby, seconded by Mr. Wright, the application for the retaining wall 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)	Yes

Motion 2: On a motion by Ms. Travia, seconded by Ms. Githens, the application for the walkway was approved as submitted with the following conditions:

1. A rail is to be added to step #6.
2. The newell post should land on the bottom step.
3. All the material is to be wood.

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

Mr. Wright stepped down for the following application.

Aaron Kramer & Sablina Sodja
480 Ridgewood Avenue

Chair Herrigel called for the application. Paul Sionas, architect of record appeared before the Commission to present the application. The owner would like to build a 140 square foot addition to the rear of the house. The new roof will be slate to match the existing roof. The new doors will be painted steel. The new windows will be wood with simulated divided light. The new false chimney will match all the detail on the existing chimney.

The Commission discussed the design.

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

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

Mr. Wright rejoined the Commission.

First Mountain Realty, LLC
190 Sherman Avenue

Chair Herrigel called for the application. Graham Wedell and Diane Russell, owners appeared before the Commission. Christa Blondell, designer appeared before the Commission. Nino Spallacci, architect of record appeared before the Commission to present the application. The owners would like to build a 2nd floor addition on the left side of the house over the sunroom. New siding will be cedar shakes to match the existing siding. The new windows will be double-hung vinyl to match the existing windows. The porch enclosure in the front of the house will be removed and a new railing system will be added.

The Commission discussed the application.

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

1. The new windows are to be wood or a paintable fiberglass.
2. Details of the new railing system replacing the front porch enclosure to be reviewed by a subcommittee.

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

(Secretary's note: This application was submitted with the owner's name written as "First Management Realty, LLC". The correct name is First Mountain Realty, LLC.)

Donald Dagress

276 Bay Avenue

Chair Herrigel called for the application. Donald Dagress, owner appeared before the Commission. Manro Adrian, New Millennium Remodelers appeared before the Commission to present the application. The owner is seeking approval to replace the existing aluminum siding on his house to vinyl siding. A sample of the vinyl siding was shown to the Commission. Cedar shake shingles exist under the siding.

The Commission discussed the application.

On a motion by Ms. Githens, seconded by Mr. Darby, 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)	Yes

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. Different versions of the house with the addition were passed around to the Commission.

The Commission discussed the design. The Commission felt the massing may be too large and overbearing relative to the rest of the house. A site plan would also be very helpful.

The application was withdrawn.

John Davie

40 Stephen Street

Chair Herrigel called for the application. John Davie, owner appeared before the Commission to present the application. The owner would like to replace his front steps from all brick to brick risers with bluestone treads. The existing railings will be reinstalled. The owner showed the Commission a sample of the brick and bluestone to be used.

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:

1. The height of the existing steps are to be replicated on the drawings since the steps shown on the drawings are too high.
2. 2" bluestone treads are to be used.
3. The brick to be used is to match the chimney brick on the front of the house.
4. If a new different railing is to be installed, it will need subcommittee review and approval first.

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

Adoption of the September 7, 2016 Minutes

On a motion by Ms. Githens, seconded by Mr. Kopec, the minutes of the September 7, 2016 meeting were unanimously adopted with the noted changes.

Subcommittee Reports

404 Ridgewood Avenue

The owner requested a subcommittee review and approve one of two brick samples he provided. The subcommittee approved both bricks but requested a 2' X 2' layout sample of the chosen brick.

58 Harvard Street

Mr. Baker, architect of record requested a subcommittee review and approve a change to the siding on the house that was previously approved for cedar shingle. The owner would like to change the siding to clapboard. The subcommittee requested the owner appear before the Commission for approval.

555 Ridgewood Avenue

Mr. Wright, Ms. Githens and Mr. Esposito, Construction Official for Woodland Park, NJ met to review the revised plans that were submitted for the Pool House siding and roofing.

419 Ridgewood Avenue

The owner requested approval by a subcommittee to change the light fixtures on the garage. The subcommittee approved the change.

55 Ridgewood Avenue

The owner requested approval by a subcommittee to eliminate a window from the new pool cabana. The subcommittee approved the change.

190 Sherman Avenue

The architect of record requested a preliminary review of his plans prior to submitting the formal HPC application. Mr. McMahon reviewed the plans and provided comments and feedback.

Public Comment

None

Adjournment

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

Respectfully submitted,

Debi Henry
Secretary