

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

**December 7, 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  
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**

**Donald Dagress  
276 Bay Avenue**

Chair Herrigel called for the application. Mauro Adriani, New Millenium Remodelers appeared before the Commission to present the application. The owner is seeking approval to replace the existing aluminum siding with HardiPlank smooth side siding. Mr. Adriani presented a sample of the HardiPlank which was textured.

The Commission discussed the application.

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

1. Smooth side HardiPlank siding is to be installed.
2. A 4" corner board is to be deployed that matches the window trim.
3. The Commission requested a letter from the owner authorizing Mr. Adriani to represent him on his behalf.

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

### **Gracious Properties LLC**

#### **45 High Street**

Chair Herrigel called for the application. Bill Carr, owner appeared before the Commission to present the application. The owner would like to construct a second story addition to accommodate a second bathroom and closet space. Additionally the owner would like to eliminate the existing closed in front porch and restore it to its original state. New siding, trim and soffits will match the existing. If a railing is needed for the front stairs it will be wood. The new railing on the front porch will be wood.

The Commission discussed the design.

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

1. The new windows are to be wood exterior or paintable fiberglass with simulated divided lights and permanently affixed exterior muntins.
2. The new railing on the front porch is to be 4" on center. The new railing on the back deck is to be 4" on center.
3. The plans are to be consistent.

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.*

### **Chris & Julieta Medlar**

#### **248 Forest Avenue**

Chair Herrigel called for the application. Karin Robinson, architect of record appeared before the Commission to present the application. The owner would like to construct a small extension on the 3<sup>rd</sup> floor which will be minimally visible from the street

The Commission discussed the application.

On a motion by Mr. McMahon, seconded by Mr. Kopec, the application was approved as submitted. The Commission requested a letter from the owner authorizing Ms. Robinson to represent them on their behalf.

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.*

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

**Joanne Cetrino-Westervelt  
80 Sherman Avenue**

Chair Herrigel called for the application. Rob Westervelt, owner appeared before the Commission. Dan Kopec, architect of record appeared before the Commission to present the application. The owners would like to enclose a 2<sup>nd</sup> floor porch into habitable space. The new windows will be Kolbe Heritage wood. The infill between the columns will be a solid paintable surface. Below the new windows will be cedar shingles to match the existing in color and size.

The Commission discussed the design.

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

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

*Mr. Kopec rejoined the Commission.*

**Raviraj & Kamlesh Mehrotra  
192 Midland Avenue**

Chair Herrigel called for the application. Raviraj Mehrotra, owner, appeared before the Commission. Michael Giovine, Giovine Landscaping Inc., appeared before the Commission. George Azrak architect of record appeared before the Commission to present the application. The owner is seeking approval for the replacement of the front porch which is almost complete. Originally the work to be done was for just a *repair* to the porch and therefore a permit was not required. As the work continued, new footings were needed, and the entire porch and columns were replaced. Concrete blocking was installed.

The Commission discussed the application. The placement and size of the columns is different than the original as is the material on the facing of the front stoop and the capital block on the top and bottom of the columns.

Two motions were made:

**Motion 1:** On a motion by Ms. Githens, seconded by Ms. Travia, the facing of the porch only was approved as submitted.

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

**Motion 2:** On a motion by Ms. Githens, seconded by Mr. Wright, a vote was taken to not approve the new columns.

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

The Commission requested the owner obtain historical pictures of the house showing the original columns and that the owner return for a full Commission review and vote on the proposed columns.

**Jason & Jeri Gottlieb**  
**516 Belleville Avenue**

Chair Herrigel called for the application. Jeri Gottlieb, owner appeared before the Commission to present the application. Raymond Shaffer, general contractor also appeared before the Commission. The owner would like to replace their front and side steps. The new steps will be wood. Wood front railings will be installed on the front steps.

The Commission discussed the application.

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

1. The new newel posts on the front stairs are to match the existing newel posts that sit at the top of the front stairs. And the new railings on the front stairs are to match the existing railings on the front porch.

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

**104 Sherman Avenue LLC**  
**104 Sherman Avenue**

Chair Herrigel called for the application. Lee Rappaport, owner appeared before the Commission. Mario Elizondo, owner and general contractor appeared before the Commission. Andre Szalay, architect of record appeared before the Commission to present the application. The applicant would like to construct a two-story addition to the rear of the house.

The Commission discussed the application. The massing is too large and the Commission would like to see 3 side elevations. The Commission felt there was not enough information to make a motion.

The application was denied.

**Adoption of the November 2, 2016 Minutes**

On a motion by Ms. Githens, seconded by Mr. Kopec, the minutes of the November 2, 2016 meeting were unanimously adopted with the noted change.

**Subcommittee Reports****555 Ridgewood Avenue**

Mr. Wright and Mr. Kopec reviewed and approved another revision to the Pool House.

**21 Argyle Street**

Ms. Githens and Mr. Kopec reviewed and approved the revisions made.

**30 Hillside Avenue**

Ms. Travia and Mr. Darby reviewed a cut sheet of the door chosen by the owner but did not approve it since the material is clad.

**18 Summit Street**

Ms. Githens, Chair Herrigel and Mr. Kopec reviewed and approved the windows.

**Public Comment**

George Azrak, architect of record and Mike Giovine, general contractor for 192 Midland Avenue returned to the meeting to present a proposal to the columns. Mr. Azrak suggested removing the capitals on the columns (top and bottom), use the columns as posts and add mesh and stucco to create under columns. An amendment to the 2<sup>nd</sup> motion was made.

On an amended motion by Ms. Githens, seconded by Mr. Darby, the proposal to the columns was approved on the condition that a subcommittee review and approve the proposed columns. The Commission also requested a letter be submitted from the owner authorizing Mr. Azrak and Mr. Giovine represent the owner on his behalf.

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

Lee Rappaport, owner 104 Sherman Avenue returned to the meeting to propose a modification to the addition by moving the addition back to avoid the large massing towards the front of the house.

**Adjournment**

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

Respectfully submitted,

Debi Henry  
Secretary