

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

**January 6, 2021**

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**OPMA & Roll Call**

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

This meeting was held via a video conference.

PRESENT: Chair Herrigel  
Vice Chair Githens  
Darby  
McMahon  
Moriarty  
Vande Stouwe  
Margaret M. Hickey, Consultant to the Historic Preservation Commission

ABSENT: Switzer  
Moriarty  
Grisafi

**Introduction**

Chair Herrigel introduced himself and briefly described that the Commission has some New Year business to address before hearing the applications.

**Election of Chair and Vice Chair**

On a motion by Mr. Darby, seconded by Ms. Githens, Mr. Herrigel was elected Chair of the Commission.

On a motion by Mr. McMahon, seconded by Ms. Vande Stouwe, Ms. Githens was elected Vice Chair of the Commission.

**Appointment of Secretary**

On a motion by Ms. Githens, seconded by Mr. McMahon, Margaret Hickey was appointed Secretary.

**Adoption of By-Laws**

There was a discussion about how to address the video conference options and how to note them in the by-laws because it is feasible once the pandemic is addressed, the HPC may have the option to hold video conference meetings during snowstorms or other similar issues

without making owners wait another month for their applications to be heard. Ms. Hickey will inquire with the Borough on how to make the necessary wording changes in the By-Laws. Adoption of the By-Laws were tabled until a response could be provided.

### **Adoption of 2021 Schedule of Regular Meetings**

On a motion by Ms. Githens, seconded by Mr. McMahon, the 2021 Schedule of Meetings was unanimously adopted.

### **Hearing of the Applications**

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

#### **79 Oxford Street**

##### **Mr. and Mrs. Neil Rosini**

Chair Herrigel called for the application. Mr. and Mrs. Neil Rosini, Owners, presented the application to add a second story over an existing den on the side of the house. The addition will be detailed similar to the main house but set lower, so a small front dormer has been designed to give needed head height. HPC members noted that there are no dormers on the house, but it was agreed the detailing of the dormer similar to the overhang at the front door provides some consistency between the existing building and the addition. There was some discussion on the detailing including band of trim between the first and second floor being retained, and HPC appreciated the addition remains relatively low.

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

Darby	Yes	Githens	Yes	Herrigel	Yes
McMahon	Yes	Switzer	Absent	Vande Stouwe	Yes
		Moriarty (Alt. 1)	Absent	Grisafi (Alt. 2)	Absent

#### **17 Clark Street**

##### **Melike Ayan and Melquiades Luizaga**

Chair Herrigel called for the application. Melike Ayan and Melquiades Luizaga, Owners, presented the application to construct a new garage at the rear of their property in line with the existing driveway. The garage will be 24 feet square, is sized for two doors, and the Owners are proposing to clad with aluminum siding to match main house. Some HPC members noted the design lacks trim at the roofline and around the door and that the garage doors were massive and monolithic where a row of windows along the top may help with the detailing. There was discussion on the use of steel for the material of the doors; HPC members generally agreed that the garage is set fairly distant from the street, so steel has been used previously in these conditions. However, aluminum siding would not be acceptable. The Owners discussed possibly using stucco, which is also a material used at the main house. The HPC members noted this would be acceptable or a combination of stucco and wood or composite siding.

On a motion by Ms. Githens, seconded by Mr. McMahon, the application was approved with conditions to be reviewed and approved by subcommittee.

1. Add trim at the roof line and around the garage door to match the main house.
2. Door, which can be steel or wood, should have windows along the top.
3. Owner to provide product data on the materials to be used whether it be composite siding, stucco or a combination. HPC members noted that stucco below and siding in the gable end would help to break up the massing.
4. Owner to provide a cut sheet for the garage door proposed for use.

Darby	Yes	Githens	Yes	Herrigel	Yes
McMahon	Yes	Switzer	Absent	Vande Stouwe	Yes
		Moriarty (Alt. 1)	Absent	Grisafi (Alt. 2)	Absent

## 84 Highland Avenue

### Tina Fisher and Greg McDonald

Chair Herrigel called for the application. Greg McDonald, Owner, and Val C DiGiacinto, Architect, presented the application, which includes a two-story rear addition, adding dormers at the main building at the front and right side, demolition of an existing garage, and construction of a new, larger garage. The most visible portions of the project at the main house include the dormers and one-story entrance with overhang at the side adjacent to the proposed addition. The windows will be paintable composite including casements to look like double-hungs for egress at the dormers, and the wall finishes, stucco, to match the main house. HPC members generally agreed these building components are designed to align with the existing house. The proposed garage will accommodate two cars with rear storage and a covered side porch. The doors to the garage will be carriage style in steel. The size is approximately twice the existing garage but since the lot is large, requires no variances. It will also be set back 150 feet from the sidewalk. The HPC discussed the sizes of the dormers and whether the larger dormers on each side make the street-side elevation appear top-heavy. The HPC Consultant noted that the dormer heights on the garage elevations are not drawn consistent to each other elevation; this is particularly notable on the side elevations showing the front and rear dormers.

On a motion by Ms. Githens, seconded by Mr. Darby, the application was approved as submitted with the Architect to update the drawings to properly show the dormers as part of the permit submission; HPC Consultant to verify change.

Darby	Yes	Githens	Yes	Herrigel	Yes
McMahon	Yes	Switzer	Absent	Vande Stouwe	Yes
		Moriarty (Alt. 1)	Absent	Grisafi (Alt. 2)	Absent

*Dan McMahon recused himself from the next application.*

## 70 Sherman Avenue

### Hugh J. Mahoney

Chair Herrigel called for the application. Hugh J. Mahoney, Owner, and John Guadagnoli, Architect, presented the application to replace jalousie windows with new wood Marvin windows: three wide on the side elevation and two wide on the front elevation. All the sashes

are to match, over-over-one, of the same width, separated by mullions of the same size, and maintaining the head and sill heights of the existing windows.

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

Darby	Yes	Githens	Yes	Herrigel	Yes
McMahon	Recuse	Switzer	Absent	Vande Stouwe	Yes
		Moriarty (Alt. 1)	Absent	Grisafi (Alt. 2)	Absent

### **Public Comment**

None.

### **Adoption of Meeting Minutes:**

None presented for consideration.

### **Subcommittee Reports**

**281 Bay Avenue** (as-built conditions/exterior modifications): The subcommittee was showed evidence of work completed by the Owner. New Owners to return for approval of the railings at the rear deck along with other changes they are preparing to undertake.

### **Old Business**

*Design Guidelines:* NJHPO resolved the contract issues and noted HPC can put the RFP out for bids. HP Consultant will be sending them in the next two weeks.

*Architect for the HPC:* There have been a few suggestions made on possible Architect for the Board that will be pursued.

*Lighting at High School:* HPC Consultant waiting on possible dates to arrange with Superintendent of Bd of Ed.

### **New Business**

None.

### **Adjournment**

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

Respectfully submitted,

Margaret M. Hickey, AIA  
Consultant to Glen Ridge HPC