

**A SUMMARY OF THE MINUTES OF THE
GLEN RIDGE HISTORIC PRESERVATION COMMISSION
HELD VIA A VIDEO CONFERENCE**

3 March 2021

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
McMahon
Moriarty
Switzer
Vande Stouwe

Margaret M. Hickey, Consultant to the Historic Preservation Commission

ABSENT: Darby
Grisafi

Introduction and Hearing of the Applications

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

68 Clinton Road

John and Adriana Burke

Chair Herrigel called for the application. Melissa Woertz, Designer, presented the application on behalf of the Owners to install a covered pavilion to serve as exterior dining space at the back corner of the property. The pavilion shall have a standing seam aluminum roof in bronze and all trim is to be cedar. The roof truss will be exposed from the underside. Mr. McMahon questioned whether there would be gutters but none are currently proposed.

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

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

12 Rudd Court

Kevin Amahit and Liza Chanco

Chair Herrigel called for the application. Kevin Amahit and Liza Chanco, Owners, and Dan Kopec, Architect, presented the application to add a two-story addition to the rear of the existing house. The addition is largely obstructed so that a small area of the second floor is visible. The wood trim around the windows will be flat stock with a historic sill, the shutters shall be mounted on pintels to match existing, and windows will have a glazing profile to match existing. However, the siding will be vinyl to match the main house since only a small area is visible and it is not financially feasible at present to remove the vinyl siding and restore the existing wood siding at the remainder of the house. There was significant discussion regarding the use of vinyl siding at the addition verses either wood to match what is under the existing vinyl or a composite material. There was also the question of finding the vinyl siding to match and the Architect noted the plan is to paint the vinyl to match the existing house. The discussion resulted in two motions.

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

Darby	Absent	Githens	Yes	Herrigel	Yes
McMahon	No	Switzer	No	Vande Stouwe	Yes
		Moriarty (Alt. 1)	No	Grisafi (Alt. 2)	Absent

In order for a motion to pass there must be majority consensus.

On a motion by Ms. Githens, seconded by Mr. McMahon, to approve the application as submitted with the exception of the cladding material. A subcommittee shall review the siding choices once an investigation is completed by the Owner/Architect on either matching the siding under the existing vinyl at the main house or a suitable substitute material.

Mr. Herrigel noted that the subcommittee has the option of returning to the full board if they have difficulty in reaching a consensus on the siding approach.

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

214 Forest Avenue

Jared and Melissa Weil

Chair Herrigel called for the application. Jared and Melissa Weil, Owners, presented the application to change the front porch with a new overhang, and to modify a second story bedroom, which would impact the fenestration on south side of the house. The first project discussed, modification of a spare bedroom and master bedroom into a master bedroom suite, would result in the elimination of two windows on the south elevation. There were no drawings of the south elevation provided making it difficult for the HPC to evaluate the proposed

changes; however, it was agreed change appears appropriate and the south elevation could be reviewed by subcommittee. The second project, modification of the front entrance, would be to retain the existing stoop and add a hood over it, and slightly extend the main roof over the window on the right-hand side of the front elevation. Mr. McMahon noted that the roof needs to be the same projection so it stops at the same height. There was a question about the configuration of the columns of the porch overhang, which will be square. The HPC members noted that the proposed dentils at the cornice do not look proportionally correct, and the porch, overall, appears too tall in relation to the other features of the house.

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

1. Change the height of the portico.
2. Eliminate the proposed dentil moldings at the new porch/hood.
3. Columns and pilasters should be somewhat similar in profile and not fluted.
4. Provide drawing of the south elevation as proposed.

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

46 Ridgewood Avenue

John and Dana Naberezny

Chair Herrigel called for the application. John Naberezny, Owner, Andrew Lastelle, Landscape Architect, and Alex Duro, Landscape Designer, presented the application to expand a deck at the rear including a new recessed hot tub, and to add an open pavilion in the rear/side yard of a corner property. The work includes removing an existing concrete stoop and patio and installing a new patio, wood-frame open pavilion with a gas-burning fireplace clad with stone, and a new deck with landing, stairs, and recessed hot tub. The HPC had a number of questions regarding the detailing of the improvements including the railings at the stairs, the lattice, the height and eave/soffit detailing of the pavilion, and the stone materials proposed for the fireplace. The HPC also had concerns about how the side of the hot tub was detailed and found that the lack of a railing above and framed lattice below the deck along the location of the hot tub were incongruent with the overall design intent.

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

1. Detail the railing including dimensions and the newel posts landing on the bottom step.
2. Extend the railing along the side of the hot tub.
3. Provide framed lattice under the deck and extend it to beyond the hot tub.
4. Remove the vent at the gable end of the pavilion.
5. Provide a sample of the stone.

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

Ms. Vande Stouwe recused herself from the next application.

77 Baldwin Street

Michael and Shana Fiorianti

Chair Herrigel called for the application. Michael and Shana Fiorianti, Owners, and Vinnie Costa, Contractor, presented the application to enclose the area below the second floor sleeping porch and replace the windows at the sleeping porch. The building is currently sided with vinyl so the work includes matching the vinyl siding where the first floor will be enclosed and the windows at the second floor changed.

The members of the HPC found that there was not sufficient detail in the materials presented to make a decision. The HPC members would like to see drawings to a scale, reflective of existing conditions, and with dimensions where changes are proposed as well as the window cut sheets. HPC noted that the window placement needed to be artfully done.

The Owners withdrew their application.

Ms. Vande Stouwe returned to the meeting.

573 Ridgewood Avenue

Gouris Sadhwani and Paul Giacomini

Chair Herrigel called for the application. Paul Giacomini, Owner, and George Azrak, Architect, presented the application to add a second story to an existing bi-level, mid-20th century residence by raising the main roof. The upper level currently overhangs the lower level requiring additional structural supports at the overhang. The design proposes columns to support this overhang. The cladding of any new wall finishes would be either aluminum to match the existing or a composite clapboard but the Owners are not proposing to replace the existing aluminum. There were extensive discussions between the HPC members, Owner and Architect regarding the detailing and position of the front door in relationship to the other proposed improvements, the use and detailing of the columns along the front to support the overhang, and the busyness of the elevation. The HPC would like to see this design set in relationship to neighboring properties.

The Owners withdrew their application.

Public Comment

None.

Adoption of Meeting Minutes:

On a motion by Ms. Githens, seconded by Ms. Moriarty, the minutes of the February 2, 2021 meeting were adopted without changes.

Subcommittee Reports

17 Clark Street: (new garage) – Subcommittee members approved the revisions to the garage design.

162 Ridgewood Avenue (one-story front addition): The contractor did not build the addition to the approved drawings. Subcommittee worked with the Architect and Owner to change the as-built conditions. Ms. Hickey has met with the contractor to review the proposed changes with the contractor.

8 Oakwood (garage hood): Reviewed revised drawings showing leader locations.

Lighting at the High School: Ms. Hickey reached out to the Superintendent about the High School lights and was informed the Superintendent and their electrician adjusted the hoods on the lights soon after the HPCs initial e-mail. Ms. Hickey requested that if there remains an issue with the lighting, please provide some available times to review the conditions on site and to see if a resolution could be achieved. Mr. McMahon noted that when the lighting project was approved by the HPC several years ago, it was mandated the lighting was to be cast downward and not outward.

Old Business

Design Guidelines: Subcommittee received four (4) proposals and narrowed down the selection to two. Both consultants sat for an interview of approximately an hour each. The subcommittee recommends awarding a contract to Steven Smolyn, Architect; he recently received a State Preservation Award for the design guidelines he prepared for the Hoboken Historic Preservation Commission.

On a motion by Ms. Githens, seconded by Ms. Vande Stouwe, the HPC recommends to the Borough Council to award a contract for the Historic District Design Guidelines to Steven Smolyn, Architect. All present were in favor.

Homeowner Workshop: Is on hold for the foreseeable future.

Architect for the HPC: Mr. Herrigel has made contact with Nicholas Colello, Architect and Glen Ridge resident, and made a recommendation to the Borough Council to fill the current vacancy. The Council is expected to approve the nomination and Mr. Colello should be at the next meeting.

New Business

None.

Adjournment

On a motion by Mr. Herrigel, seconded by Mr. Switzer, the meeting was adjourned.

Respectfully submitted,

Margaret M. Hickey, AIA
Consultant to Glen Ridge HPC