

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

July 7 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
Darby
Colello
McMahon
Moriarty
Vande Stouwe

Margaret M. Hickey, Consultant to the Historic Preservation Commission

ABSENT: Switzer
Grisafi

Solar Presentation

Aldrich Caamic, Sabrina Cofone and Christopher Maskey of Tesla presented a summary of the solar roof technologies currently available including graphics on their general appearance. This was followed by a brief presentation by Steven Smolyn, AIA, regarding his research to date on the incorporation of solar panel technology in the district as part of the preparation of the Design Guidelines.

The above presentation was part of the Glen Ridge HPC continuing education. There was a period of questions and answers at the conclusion of each presentation by the HPC members.

Introduction and Hearing of the Applications

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

28 High Street

Todd and Kimberly Russell

Chair Herrigel called for the application. Todd Russell, Owner, and Ann Sears, Architect, presented the application to add a garage to the rear of the house, which sits on a corner property. This application is a return from the June 2021 meeting. Ms. Sears reviewed the changes to the as-built drawings and the proposed addition from the previous meeting

including the dormers on the addition, the type of garage doors, and the alignment of the windows relative to the main house. Mr. Herrigel noted that the changes to the dormers were an improvement. Mr. Colello noted that revisions overall were good including the new alignment of the windows. Mr. Darby noted that the breezeway is not noticeable and the massing is not an issue.

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

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

7 Ferncliff Terrace

John and Michelle Militello

Chair Herrigel called for the application. John and Michelle Militello, Owners, and Oliva Barbarito, Tesla Representative, presented the application to install solar roof tiles at the entirety of the main gable roof including the front side facing Ferncliff Terrace. Mr. Militello explained the desire to pursue solar technology instead of a full-house generator when he was investigating both after a series of power outages since moving to Glen Ridge. The HPC members questioned whether the solar system has to be on both sides of the ridge; this was confirmed due to the configuration of the ridge tiles. There was some discussion about appearance; however, it was difficult to make a decision without seeing the material installed and in person. The HPC asked Tesla to provide samples of recently installed roof tiles so the HPC members could view prior to the next meeting. A straw poll of the members was conducted on the receptiveness of the technology and all were in agreement that the roof tile system deserved consideration and the applicant should return next month.

The application was carried to the August meeting pending visits by HPC members to other properties with the Tesla solar roof tiles installed.

151 Ridgewood Avenue

Kathy and John Sweet

Chair Herrigel called for the application. Kathy and John Sweet, Owners, and Erik von Hoffman, Landscape Architect, presented the application to install a new walk and landing to the front door and installation of two stucco piers at the front corners of the property to help identify the property and frame the house. Mr. Colello questioned the need for two piers since the house is not symmetrical. Mr. Hoffman found that one would make the front appear unbalanced/the two set up a foreground. Mr. McMahon asked about the configuration of the platform at the front door; it is being rebuilt to the same size as the existing.

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

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

311 Ridgewood Avenue

Frank and Aleksandra Roda

Chair Herrigel called for the application. Frank Roda, Owner, presented the application to replace the clay tile roof on the garage, which is in poor condition, with a new synthetic tile. There is no plan to change the roof at the main house, which has been maintained. The structure at the garage, which was in poor condition, has been repaired. The synthetic material is Quarrix – Northeast (style); a sample was provided to the HPC. The tile has a 50-year lifespan and any salvaged tile from the garage roof will be used for future repairs at the main house.

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

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

20 Argyle Street

Mark and Terri Giamo

Chair Herrigel called for the application. Terri Giamo, Owner, and Joseph Bruno, Architect, presented the application to create a larger combined kitchen and family room on the first floor and a new bedroom and master bedroom and bathroom on the second floor. The new addition will have a textured stucco with an upper shingle to match the main house, hip roofs to match the main house and no changes to the front elevation. The windows are to be painted wood. The HPC noted there is no distinction between the main house and the addition on the left side creating a long continuous side; Mr. McMahon suggested a wood board to separate the original from the addition in the stucco. Mr. Herrigel confirmed the HPC members were fine with the massing since the house is being almost doubled in size. Mr. Darby noted the property can handle the larger addition and some of it is open porch, which helps to break up the massing.

On a motion by Ms. Githens, seconded by Mr. McMahon, the application was approved as submitted with the following condition to be reviewed by the HPC Consultant.

1. Add a joint/wood board between the old and new stucco at the first floor.

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

79 Ridgewood Avenue
Pam and Alex Bernstein

Chair Herrigel called for the application. Alex Bernstein, Owner, and Val DiGiacinto, Architect, presented the application to modify and enlarge an existing one-story addition and deck in order to enlarge the kitchen and deck and create a mud room at the rear of an existing 2-1/2 story residence. In the deck will be a recessed swim space, which is connected to the house and under the deck will be space for two electric vehicles. The piers are stone to match existing, railings to match main house, and there will be screening under the porch. Mr. Colello noted that the fenestration at the mud roof does not match between the plans and elevations. Mr. McMahon noted that the electrical service will need to be relocated and its possible locations were discussed. Ms. Moriarty had concerns about the addition and the impact on the neighboring property. Other HPC members generally agreed the renovations were nicely detailed and far removed from the street.

On a motion by Mr. McMahon, seconded by Mr. Colello, the application was approved as submitted with the following condition to be reviewed by the HPC consultant.

1. Correct the drawings to show the configuration of the windows in elevation as shown on the plan.

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

Public Comment

See New Business – Tree Removal.

Adoption of Meeting Minutes:

On a motion by Ms. Githens, seconded by Mr. McMahon, the minutes of the May 5, 2021 meeting were adopted without changes.

On a motion by Ms. Githens, seconded by Mr. Colello, the minutes of the June 2, 2021 meeting were adopted without changes; Messrs. Darby and McMahon abstained.

Subcommittee Reports

20 Laurel Place (kitchen window modified): – Detailing and location for new window in kitchen was approved by subcommittee.

24 Edgewood Road (front porch modifications): The subcommittee reviewed the requested changes/refinements at the front porch. The spacing of the balusters have not been settled on.

228 Baldwin Street (modifications/repairs): HPC Consultant noted that a Glen Ridge fund for reduced cost work is proposed. The items that are typically the purview of the HPC are the front porch and the removal of an existing chimney. HPC Consultant is asking for this work to be reviewed at subcommittee as there is no architect.

Old Business

Homeowner Workshop: Is on hold for the foreseeable future.

Vacancy on Commission/Vice Chair – Chair Herrigel has had a conversation with Christine Yewaisis, a resident, about serving on the HPC. There is an interest on both sides that the Chair will pursue. The Chair also noted that the HPC needs a new Vice Chair and will nominate someone next month.

New Business

Tree Removal: A letter from Lori A. Loebelsohn and David B. Goldstein, Owners of 37 Forest Avenue, were provided to the HPC members in their packet regarding the removal of healthy trees from their neighbor's rear yard. The letter draws attention to their being no ordinance in the Borough to stop the removal of healthy trees resulting in a negative impact on the historic district. Ms. Loebelsohn and Mr. Goldstein attended the meeting and there was a lengthy discussion on the issues raised in the letter and the limitation on the power of the HPC to intervene on the matter. In general, the points made in the discussion included the following: The HPC members do not have the expertise to rule on whether a tree is healthy or not to be able rule if an ordinance was to come to pass; there is a gap in the permitting process that permits healthy trees to be clear cut; Loebelsohn/Goldstein felt that the HPCs opinion would have some impact on the Borough to create an ordinance; the HPC members debated whether such impact would be from the HPC or the individual members of the HPC; HPC members suggested expanding the role of the Shade Tree Committee, which currently only has purview over borough-owned trees.

Sarah Githens: Chair Herrigel acknowledged that this is Sarah Githens last meeting and he thanked her for her long and fruitful tenure on the HPC (since 2004) and expressed gratitude for her faithful service including filling in as Secretary for Debi and Margaret when needed.

Vice Chair: Dan McMahon was nominated as Vice Chair but he declined. Chair Herrigel said that he would nominate someone next month.

Adjournment

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

Respectfully submitted,

Margaret M. Hickey, AIA
Consultant to Glen Ridge HPC