

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

August 4, 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 Vande Stouwe
Darby
Colello
Moriarty
Switzer

Margaret M. Hickey, Consultant to the Historic Preservation Commission

ABSENT: McMahon
Grisafi

Election of Vice Chair

On a motion by Chair Herrigel, seconded by Mr. Darby, **Lynn** Vande Stouwe was nominated to serve as Vice Chair for the HPC.

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

Introduction and Hearing of the Applications

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

7 Ferncliff Terrace

John and Michelle Militello

Chair Herrigel called for the application. John Militello, Owner, and Olivia Barbarito, a representative from Tesla, presented the application to install solar roof tiles at the front and rear of the house. This application is a return from the July HPC meeting. The presentation included additional images of the roof tile system install at other houses; a number of the members visited these homes prior to the meeting. The HPC members had several questions,

which helped to clarify the installation process and final installed appearance. There was a concern about the appearance of the roof tiles that include the solar technology against those that are blank. The HPC consultant showed the two samples provided by Tesla noting the differences. Tesla confirmed the flashings would be a darker color than the roof tiles. The warranty on the roof tiles is twenty-five years; the material is glass and have the potential to microfracture or crack from impact but would be replaced if that occurred. Mr. Switzer questioned in broad terms whether Tesla has examined if the tiles have an impact on adjacent areas/do they create a micro-climate around the house given the material used is glass and the color of the tiles is black. Tesla Rep. confirmed there have been no studies. Mr. Darby noted the narrow side profile is a positive attribute and the roof looks like a newer slate roof. HPC members noted that this roof is appropriate for this application but may not be applicable or appropriate in all applications within the district so approval going forward will have to be on a case-by-case basis.

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

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

Vice Chair Vande Stouwe recused herself from the next application.

38 Clinton Road

(Jason) Fang Sun and (Alice) Yixiang Huang

Chair Herrigel called for the application. Jason Fang Sun, Owner, presented the application to rebuild the front porch, which was damaged by a tree falling, as well as some other repairs to the third-floor dormer, siding and roofing. The Owner is proposing to rebuild the porch with modifications from the original, the porch was removed almost in its entirety after the tree fell on it. The repairs at the house include new asphalt shingle roofing and vinyl siding to match where damaged by tree and new windows at the front dormer. The proposed porch changes include widening the porch, installing new columns so they are floor to ceiling where the previous porch had taller brick piers and half-size columns supporting the roof, a wraparound the porch so a stair off the driveway could be added, and a slight roofline change to work with the wider/wraparound porch configuration. The decking material and columns proposed are to be fiberglass. The Owner also presented a PVC railing that is paintable. Lattice is proposed for under the porch. The HPC members discussed at length the overall design approach and there appeared to be no issues with the new window at the dormer and the roof shingles, and there was an acknowledgement that the vinyl siding is present and previously addressed under an application to the HPC a few years ago. The HPC members noted that it was difficult to understand the design for the porch since the drawings were presented on small sheets of paper and that more information, such as dimensions, need to be added to the drawings. The lattice under the porch needs to be framed and this indicated on the drawings.

The HPC members discussed the approach for the brick piers as the proposed work does not match the pre-tree-fall conditions; some members felt the brick piers made the porch

distinctive compared to other houses on the street. There was also concern about the material choice for the railings as the PVC material does not resemble wood and is not appropriate for a front porch. HPC members guided the Owner noting that wood would be acceptable or a better composite material that better resembles wood and is paintable.

The Owner agree to carry the application to another meeting, possibly in September, in order to changes to the design based on the evening's discussions. The summary of items discussed for the Owner's reference are as follows:

1. Porch railing details
 - Spacing of the balusters
 - Material of the railings where PVC is not permitted but a wood or better composite material may be acceptable.
2. Size of the columns to be clarified/modifications considered per discussions/specifications provided.
3. Masonry supports to be reviewed by Owner and his architect; the HPC members noted Owner to consider the brick column height of the existing porch.
4. The drawings need to be clarified to material and a presented in full size to be readable by HPC members.

Vice Chair Vande Stouwe returned to the meeting.

29 Hillcrest Road

Alisa and Toby Norris

Chair Herrigel called for the application. Alisa Norris, Owner, and Mark Wright, Architect, presented the application to install a new short, shingled wall at the porch. The house formerly has a short, shingled wall that was removed when the house was expanded in the early 20th century. The porch, as a result, looks unfinished and the goal of the project is complete the footprint so both sides of the porch look similar/finished.

On a motion by Mr. Switzer, seconded by Mr. Colello, the application was approved as submitted.

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

9 Hamilton Road

Michael Brooks

Chair Herrigel called for the application. Michael Brooks, Owner, presented the application to rebuild the stairs and add a railing at the front porch to make the entrance to the porch safer. The work includes PVC for the railings and the new risers at the stairs. The work also includes straightening the existing walk with bluestone. The HPC discussed the gap between the proposed railings at the stair and the existing columns; Owner will install new railing to match existing between the new handrail and the existing columns. HPC also requested lattice be added to the gap between grade and underside of stair; the lattice could be composite material but must be framed. The HPC members also clarified the detailing for the railings on the

stairs, which should not be PVC but either wood or composite, and that the spacing between balusters to be about 2 ½ inches.

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

1. PVC railings to be change to either wood or a composite and the balusters shall have a narrow spacing.
2. Framed lattice to be added under the stringer.
3. Railing to be placed between the handrail and the columns at the porch; new railing section to match the existing at the porch.

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

Geoffrey Darby recused himself from the next application.

123 Ridgewood Avenue

Michael and Michelle Yasso

Chair Herrigel called for the application. Michael and Michelle Yasso, Owner, presented the application to install a new stair at the existing front stoop; the columns and portico to remain. The stone for the stair will be natural bluestone to match the walk.

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

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

Geoffrey Darby returned to the meeting.

15 Outlook Place

Gregory Sysak

Chair Herrigel called for the application. Gregory Sysak, Owner, and Greg Mooremann, Engineer/Architect, presented the application to install a new retaining wall, which is in poor condition, along the side of the house at the driveway. The work includes a new precast concrete block retaining wall, removing dead tree trunks, and minimizing the disturbance to the neighboring property. The stone used shall be a natural tone. Drainage will be at the back of the wall rather than use weep holes. The HPC discussed the size/height of the wall and that it will run about 100 feet to the back of the property. Mr. Switzer asked if the wall could be made about one-foot shorter and the engineer agreed that this may be possible. There was a discussion on the color of the stone, "natural stone grey" was chosen, and that the end profile will be finished with a square edge.

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

1. Reduce the height of the wall by one course.
2. The color and finish shall be “natural stone grey”.

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

59 Dodd Street

Jeff Schoenberg and Nathalie Gali

Chair Herrigel called for the application. Jeff Schoenberg, Owner, presented the application to add a small mud room at the back of the house under the existing roof overhang. The addition will have the same siding and trim as the main house. HPC members noted that the addition does not change the roofline since the work fills in the existing overhang.

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

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

Public Comment

None.

Adoption of Meeting Minutes:

On a motion by Mr. Colello, seconded by Ms. Vande Stouwe, the minutes of the July 7, 2021 meeting were adopted without changes.

Subcommittee Reports

228 Baldwin Street (repair work): – Subcommittee worked with the grant program facilitator on the detailing for the chimney removal and the front porch detailing.

24 Edgewood Road (front porch modifications): The subcommittee resolved the issued with the spacing of the balusters, which was an open issue at last month's meeting.

ADA Upgrades at Mitchell, Ardsley and Columbus (Glen Ridge Improvement Program): HPC Consultant had reviewed the drawings for the continuation of ADA-compliant curb cuts at Mitchell, Ardsley and Columbus as part of a year-by-year program undertaken by the Borough using grant funds. HPC Consultant found the drawing details and approach is the same as

provided in previous years for similar work. HPC members noted that bluestone to be kept to the extent practical and no changes to the gas fixtures noted/permitted.

Old Business

Homeowner Workshop: Is on hold for the foreseeable future.

Vacancy on Commission – Chair Herrigel noted that Christine Yewaisis, a resident, will be joining the HPC next month.

New Business

None.

Adjournment

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

Respectfully submitted,

Margaret M. Hickey, AIA
Consultant to Glen Ridge HPC