

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

**November 3, 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 Vande Stouwe  
Darby  
Colello  
McMahon  
Moriarty  
Yewaisis

Margaret M. Hickey, Consultant to the Historic Preservation Commission

ABSENT: Switzer

**Introduction and Hearing of the Applications**

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

**46 Lincoln Street**

**Lucas and Danielle Dietrich**

Chair Herrigel called for the application. Lucas and Danielle Dietrich, Owners, and their Architect, Jason Papa, presented the application to extend the existing house at the rear and west side at the first story for an expanded kitchen and at the second floor to expand an existing bedroom. The work also includes changing the existing casement sashes and installing new casement sashes at the rear addition; these will be leaded glass. Mr. McMahon confirmed the configuration of the new belly band at the main house and that it will align with the roof at the rear extension, that there will be half-round gutters at the additions, and that the standing-seam metal roof will be painted to match the gutters. Mr. McMahon found the proposed plans to be a thoughtful change and the design elements are consistent. Mr. Colello confirmed the foundation is to be concrete to match the main house. Mr. Herrigel noted there was no detail on the railing at the rear porch, which will be visible from the street, and will need to be reviewed prior to issuance of permits. The HPC members also confirmed that any composite material will be smooth finish and that the finish to the outdoor kitchen area will be concrete to match the foundation and should not be readily visible from the street as it is set at patio level.

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

1. Final configuration and material for the railings;
2. Review of the leaded glass window construction and configuration; and
3. Drawings noted to state the windows will be wood construction.

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

## 28 Clinton Road

### Maria Guzman and Matthew Semel

Chair Herrigel called for the application. Maria Guzman and Matthew Semel, Owners, presented the application to remove an existing brick stoop and stair, which are in poor condition, and build new stairs and landing of wood construction. The HPC members had a number of questions because the drawings, which were Owner-prepared, lacked some critical dimensions and details to gain a full picture of the proposed design. Mr. Colello confirmed that the landing will be extended about one foot on either side of the door larger than the existing stair. He noted the wood treads should overlap the risers/stringers on all sides and the Owner should provide details on how the top of the posts will be detailed including the relationship of the post caps to the handrails. Mr. Darby noted the drawings need to be modified to indicate the comments made including the decking at the landing should also overlap the skirt boards at the landing. Mr. Herrigel noted his concern that the railing at the sidewalk is metal and the handrail at the new stair is to be wood; the detailing would be going from a light material to a heavy material. There was some discussion about possible wood materials and composite materials with the Owner that should be noted on the drawings.

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

1. Provide detail for the handrail/post cap;
2. Revise the drawings to show the overhang at the treads;
3. Indicate on the drawings the materials proposed for use; and
4. Provide additional dimensions including those of the existing brick stoop and stairs.

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

## 14 Lincoln Street

### Matthew Walton and Alecia Hurst

Chair Herrigel called for the application. Matthew Walton, Owner, and Vitor Vianna, Contractor, presented the application to extend an existing deck to wrap around the rear of the house, to change existing windows, add French doors, and also add a roof to the deck/porch. Mr. Darby noted that the application was difficult to review / approve because the drawings of the existing

house lack detail particularly on the intricacies of the front porch, which this design should match. He noted that this is a prominent house in the district and the porch is a significant architectural feature. As such, the proposed design and corresponding drawings should reflect the existing and proposed details adequately. Mr. Herrigel agreed with Mr. Darby's assessment and noted that the design may be okay but the details really need to be shown/represented adequately. As such, any new submission should show the existing porch in detail and that any additions/alterations should have the materials labeled, there should be an elevation from the street, and all key features detailed.

The Applicant withdrew the application.

### **272 Ridgewood Avenue**

#### **Paul Giacomini**

Chair Herrigel called for the application. George Azrak, Architect, presented on behalf of the Owner to construct a new wrap around porch at the rear and turn an existing window opening into double doors on the side elevation. Mr. Darby noted the applicant needs to provide cut sheets on the proposed doors. Mr. McMahon questioned some discrepancies on the drawings with regard to the posts, which should be 4 x 4 when the detail notes 6 x 6. He also confirmed the deck will overhang the skirt board. Mr. Azrak noted that there may be minor modifications to the deck layout as it is trying to respect an existing oak tree; HPC noted that if the deck changes it could be reviewed by subcommittee.

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

1. Revise the details for the porch to show the deck overhang and 4 x 4 posts – these can be reviewed by HPC consultant.
2. Any changes to the final layout of the deck shall be reviewed by subcommittee.

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

### **376 Ridgewood Avenue**

#### **Sahir and Penelope Azram**

Chair Herrigel called for the application. Noe, Ms. Azram's father, presented the application on the Owners' behalf. The work includes enlarging the garage to the rear, which is not visible from the street, and changing the front elevation to better align with the architecture of the main house by adding two dormers.

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

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

**22 Hamilton Road****Chris and Linella Gavin**

Chair Herrigel called for the application. Chris and Linella Gavin, Owners, presented the application to replace the existing windows on the front porch within the existing openings and to construct a rear two-story addition. Mr. Herrigel noted that the north elevation is a long and without windows; however, based on the angle of the house it may not be that visible from the street and may be more of a neighbor issue than an HPC issue. Mr. McMahon was concerned about the detailing of the foundation and the transition of the stone facing at the original to the treatment of the new especially if the intent is to match the existing. The same condition is a concern at the siding where there should be a transition board between the existing and new siding on the side elevation. Mr. Darby noted that the railing looks appropriate but there should be a detailed drawing submitted for review.

On a motion by Mr. Darby, seconded by Ms. Yewaisis, the application was approved as submitted with the following conditions to be reviewed by the HPC Consultant:

1. Material choice for stone and the detail for the transition between the existing and new addition at both the foundation and the wall.
2. Details for the proposed railings.

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

**Public Comment**

None.

**Adoption of Meeting Minutes:**

Minutes for the October 6, 2021 meeting were approved on a motion by Ms. Yewaisis, and seconded by Mr. McMahon with Mr. Darby abstaining.

**Subcommittee Reports**

222 Ridgewood Avenue - Blue Foundry Bank (signage) – Bank changed the design for the signage around the ATM to better match the limited signage that is currently present at the ATM.

20 Hillcrest Avenue (garage) – Architect presented modifications to the design and those changes are currently being review by a subcommittee. The changes include roofing to asphalt, adding a trellis, and providing details on exterior lighting.

170 Hawthorn Avenue (as-built) - Owner revised the trim around the existing windows per the HPC recommendations; a subcommittee reviewed and approved.

Watchung Avenue/Ridgewood Avenue Intersection (traffic lights) – The County is planning to change the traffic lights along Watchung Avenue including in Glen Ridge. The type of pole will be taller than what is there currently and painted black. The Borough asked for the poles to be green but the County noted black was the only choice. HPC members discussed and found black to be acceptable as long as the entire fixture is black and not a black pole with yellow fixtures. HPC will confirm and inform the Borough of the HPC's comments.

## **Old Business**

558 Ridgewood Avenue: Mr. McMahon clarified points of discussion from the previous meeting regarding 558 Ridgewood Avenue and permitting the demolition of one house to allow for the construction of the two pre-fabricated houses on Ridgewood Avenue. Mr. McMahon noted that the house was considered a contributing resource in the district for its age but that architecturally it was not distinctive and was essentially a brick box with some Colonial Revival style detailing. Mr. McMahon also noted that there was extensive discussion about the fact it was a contributing resource yet lacked architectural significance leading to a recommendation it be demolished.

Ordinance: The HPC Consultant sent a list of possible Ordinance changes that have been discussed in recent months to Erik DeLine, Borough Planner; Mr. DeLine is currently working with Borough officials on potential ordinance changes.

## **New Business**

Slate Roof: Ms. Moriarty noted that a roofer informed her that a property on Woodland recently had their slate roof removed and replaced with asphalt shingles. HPC Consultant will investigate.

Fences: There was a discussion on whether the HPC should have purview over fences. HPC Consultant will investigate.

Members: Both Peter Herrigel and Greg Switzer will be leaving the HPC at the end of December and the HPC will need three new members. Joaquin Stearns is set to be approved by the Borough in either December or early January. Greg Lane, a realtor in town, has expressed interest. In addition, the HPC also needs to consider a new Chair with Peter leaving; members should share their thoughts with Margaret.

## **Adjournment**

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

Respectfully submitted,

Margaret M. Hickey, AIA  
Consultant to Glen Ridge HPC