

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

**April 6, 2022**

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**OPMA & Roll Call**

Chair Darby 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 Geoffrey Darby  
Vice Chair Dan McMahon  
Nicholas Colello  
In Koo Kim  
Peter Korian  
Gregory Lane  
Christine Yewaisis  
Margaret M. Hickey, Consultant to the Historic Preservation Commission

**ABSENT:** Ginny Moriarty  
Joaquin Stearns

**Election of Vice Chair**

On a motion by Mr. Darby, seconded by Mr. Lane, Mr. McMahon was elected Vice Chair of the Commission.

**Financial Disclosure Forms**

Tara Ventola, Borough Clerk, explained that all members of the HPC are required by New Jersey State law to submit financial disclosure forms. Ms. Ventola will be sending an e-mail invitation to all members of the HPC including a pin number, you must register, provide your name, and create an e-mail user name and password. The request is to provide where your finances come from but not your income. All submissions are due by April 30, 2022. If there are questions regarding the process or the forms, Ms. Ventola asked members to reach out to her. This is to ensure that those volunteering or working for the Borough do not have conflicts of interest. If you do not submit the forms, you will be fined by the State of New Jersey.

**Hearing of the Applications**

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

**96 Ridgewood Avenue**

**Deirdre and Jason Carlough**

Chair Darby called for the application. Deirdre Carlough, Owner, and Erik Schultz, Architect, presented the application to make modifications to a previously approved project. The modifications including switching a door in the family room to a pair of windows to match others on the addition and adding a bay window at the south end of the addition. The other modification requested by the HPC, including adding mullions between the paired windows and adding dentils to the front porch to match

the main cornice, were changed and the window specifications were provided and reflected in this submission. Mr. McMahon confirmed the length of the family room is to remain as previously submitted except at the bay window. He also asked about the metal roof at the bay and the architect clarified it will be a standing-seam painted steel at the bay window.

On a motion by Vice Chair McMahon, seconded by Ms. Yewaisis, to approve the application as submitted.

Darby	Yes	Colello	Yes	McMahon	Yes
Moriarty	Absent	Stearns	Absent	Korian	Yes
Yewaisis	Yes	Lane (Alt. 1)	Yes	Kim (Alt. 2)	Yes

### **523 Belleville Avenue**

#### **Alice Roberts**

Chair Darby called for the application. Alice Roberts, Owner, and Daniel Kopec, Architect, presented the application, which focuses on the kitchen and front porch. The first change is to remove windows enclosing the front porch, that sit in front of the existing columns, and install new windows that sit between the existing columns. The second part is the enclosing of one of two windows on the side elevation as part of a kitchen renovation. Mr. Kopec noted this window being enclosed is toward the rear of the property, the house next door sits very close, the window being replaced is a vinyl replacement, and the layout preserves the window that is closer to the street.

Mr. Kopec reviewed the drawings and details showing the enclosing of the front porch with new window enclosures above the level of the existing low wall at the front porch. With this work, there will be little change to the porch and the focus will be on installation of the new windows between the columns so the columns become more prominent/visible.

Ms. Yewaisis noted the window choice was good and found the window configuration at the porch appears appropriate. Mr. Darby clarified the existing columns are to be retained. Mr. McMahon asked if the windows are going to be divided by mullions and Mr. Kopec said no because he really wants the columns to be the primary read. Mr. McMahon confirmed the skirt and lattice will be repaired only. Mr. Colello noted the section detail shows there is a projection of the column capital and asked if this will be flashed. Mr. Kopec noted the capitals may need repair and flashing may be needed, but there is an overhang on the porch roof that offers a level of protection. .

On a motion by Mr. Colello, seconded by Vice Chair McMahon, to approve the application as submitted.

Darby	Yes	Colello	Yes	McMahon	Yes
Moriarty	Absent	Stearns	Absent	Korian	Yes
Yewaisis	Yes	Lane (Alt. 1)	Yes	Kim (Alt. 2)	Yes

**364 Ridgewood Avenue****Lynne Vande Stouwe & James Kincaid**

Chair Darby called for the application. Lynne Vande Stowe, Owner, presented the application to modify and restore elements of the front porch and front walk. The work includes: replacing c. 1950 stamped concrete at the patio with new bluestone; removing a c. 1970s ramp and restoring the brick opening to the ramp using brick stored near the garage; and modifying the stairs at the north end of the porch from two to three steps in the same footprint.

Mr. Korian agreed with the replacement of the stamped concrete at the patio area and removing the ramp. The side stair modification also makes sense including the use of bluestone treads. He questioned the bluestone application throughout, is it to be thermal or natural clef. Ms. Vande Stouwe confirmed use of the natural clef for the bluestone, since it would be more historically appropriate. Ms. Vande Stouwe confirmed the bluestone at the patio would be wet laid. Mr. Korian also confirmed the walkways will be of 5 x 5 bluestone slabs. Mr. Darby asked about the treatment of the brick along the border or the patio area and whether it was being retained. Ms. Vande Stouwe clarified the brick is not in good condition and the intention is to trim the patio with bluestone; it is unclear if the existing brick is original because it differs from the main house. Mr. Darby also noted it is not visible from the street. Mr. McMahon discussed the stairs next to the driveway and made the suggestion to create a narrower stair of about four feet (including the three steps) and then fill in the area of the remainder steps with patio. Ms. Vande Stouwe and other HPC members agreed this was a good approach. Mr. McMahon asked about the vintage of the brick at the current stair as it differs from the brick at the main building.

On a motion by Vice Chair McMahon, seconded by Mr. Colello, to approve the application with the following conditions to be reviewed by subcommittee:

1. The front walk will be replaced by five-foot square bluestone slabs with the landing to be smaller pieces of wet laid bluestone matching the patio.
2. The Owner has the option of changing the stair on the north end of the porch to be narrower and to expand the porch floor into the existing steps.
3. The intent will be to reuse the brick / brick stored on site in the repairs at the front porch or find a brick to match.

Darby	Yes	Colello	Yes	McMahon	Yes
Moriarty	Absent	Stearns	Absent	Korian	Yes
Yewaisis	Yes	Lane (Alt. 1)	Yes	Kim (Alt. 2)	Yes

**217 Baldwin Street****Salvatore and Christine Cataldi**

Chair Darby called for the application. Jose Gennaro, Architect, presented the application on behalf of the Owners, to expand the rear of the building with a one-story addition and entrance porch set under an overhang. The extension will house a reconfigured powder room and laundry room as well as a mud room and an updated porch located off the kitchen. The siding will match the existing siding and the roof over the addition will be a hip with a standing-seam metal to match the side bay window. The railings are to match the front porch, the column will be fiberglass, and the windows will be Andersen 400 series.

Mr. Lane asked about the detailing of the railings and confirmed the door at the rear will be a sliding door; Mr. Gennaro confirmed the door should not be visible from the street. Mr. McMahon questioned

the placement of the new window in the addition and having it visually conflict with the bay window. Mr. Gennaro said that he could move the window and provide a drawing showing the finished look. Mr. McMahon confirmed the newel post should land on the bottom riser. He also asked if there was too much metal roofing with it on the addition and the porch. The HPC members discussed and most agreed that it takes away from the bay window metal roof. If the addition has an asphalt shingle, it would also be a mirror image of the front porch, which is picking up the details of the porch. Mr. Korian suggested providing a fuller elevation of the side so the HPC could see the new window in the larger context and also suggested maybe changing the type of window, such as a stained glass, and also suggested eliminating the shutters, which do not appear correct on the drawing. Mr. Colello suggested switching the locations of the powder and laundry rooms to get the new window further away from the bay window. Mr. Gennaro did not like that option as they went through several iterations during design development and the proposed layout worked best for the Owners.

On a motion by Mr. Colello, seconded by Ms. Yewaisis, to approve the application with the following conditions to be reviewed by subcommittee:

1. Change the roof at the addition to asphalt shingles.
2. Show a revised location of the powder room window per the comments/discussions by the HPC members.
3. The newel post shall land on the bottom stair.

Darby	Yes	Colello	Yes	McMahon	Yes
Moriarty	Absent	Stearns	Absent	Korian	Yes
Yewaisis	Yes	Lane (Alt. 1)	Yes	Kim (Alt. 2)	Yes

## 55 Ridgewood Avenue Richard and Lisa Gilpin

Chair Darby called for the application. Richard Gilpin, Owner, presented the application with his Architect, Venessa Paz, to add a two-story addition over an existing one-story extension/bump-out at the rear. The work includes replacement of a second-floor window on the side elevation and adding two smaller second-floor windows at the addition. The addition will include siding to match the main house and topping the addition with a gable roof. Mr. Darby confirmed the new window at the second floor will be a six-over-one. Mr. Colello noted that not much of the addition will be visible and the matching of the existing details will have the addition fit in appropriately. Mr. Darby questioned if there were concerns about the connection of the eave of the new roof with the existing. Mr. McMahon thought it might be a field condition but also the pitch of the new rear gable roof may be a contributing factor and creating the awkward transition. Ms. Paz suggested reducing the overhang on both sides of the rear gable to help resolve the conflict. Mr. Colello noted that changing the overhang may also help with the conflict at the rear of the existing dormer roof.

On a motion by Vice Chair McMahon, seconded by Mr. Lane, to approve the application with the following conditions to be reviewed by subcommittee:

1. Modify the roof overhang at the addition to match the existing roof overhang, which will improve the transition between the main roof and the addition eaves.

Darby	Yes	Colello	Yes	McMahon	Yes
Moriarty	Absent	Stearns	Absent	Korian	Yes

Yewaisis	Yes	Lane (Alt. 1)	Yes	Kim (Alt. 2)	Yes
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## 16 Argyle Street

### Pamela and Kirk Linden

Chair Darby called for the application. Pamela Linden, Owner, presented the application with her Architect, Erik Schultz to expand the kitchen and mud room at the first floor and expand a bedroom and bathroom on the second floor. The work includes adding a new wood burning fireplace in the rear yard at the edge of existing deck; this work includes modifying a portion of the deck to change the steps and slightly expand the deck. The finishes will be a mix of stucco on the first floor and clapboard siding at the first and second floors to match adjacent finishes. The roof lines will be modified and the eave and trim conditions will match the existing. Ms. Yewaisis noted that not much of these changes will be visible from the street. Mr. Darby agreed but questioned the change on proposed second-floor gable roof, which will be visible. Mr. Schultz noted that the roof pitch is changing but the eave is not changing. Mr. Kim confirmed with the Owner the new fireplace will be clear of any trees and branches. Mr. McMahon returned to the roof on the south side elevation and questioned how the roof even works currently since there is a downslope toward the building. Mr. McMahon agreed there should be a little more shingle visible and if nothing else changes it should be fine. Ms. Hickey commented that if the roof does not work out as planned, the applicant should be requested to return.

On a motion by Mr. Yewaisis, seconded by Vice Chair McMahon, to approve the application as submitted.

Darby	Yes	Colello	Yes	McMahon	Yes
Moriarty	Absent	Stearns	Absent	Korian	Yes
Yewaisis	Yes	Lane (Alt. 1)	Yes	Kim (Alt. 2)	Yes

## 182 Ridgewood Avenue

### Matthew Mrozinski

Chair Darby called for the application. Matthew Mrozinski, Owner, presented the application with his Architect, John Reimnitz to replace an existing screened-in porch with a new enclosed mudroom. The design proposed is to match the detailing of the front porch/main house with engaged columns at each corner and stucco in between with a window and door on the east side, the cornice entablature will match the front porch and the extension will have a low-slope roof with built-in gutter and a balustrade set the perimeter of the roof matching the balustrade at the front porch and rear sunporch. The windows and doors will be Marvin, painted wood. The trim will be painted composite material.

Mr. Colello confirmed no door will be created onto the roof of the proposed addition. Mr. McMahon confirmed the columns will be flat pilasters and will wrap around the corner, and the cornice will match the front porch (it is drawn slightly differently). Mr. McMahon noted he was not concerned about the empty wall on the north side of the proposed mud room. There was some discussion about the blank wall with no change proposed. Mr. Reimnitz noted that window may need a shutter to match other windows at the second floor. Ms. Yewaisis asked if the balustrade at the roofline is too repetitive since there are already two, one on the north side at the front porch and one on the east side at the sun porch. Mr. Kim agreed but for another reason; it is not functional compared to the other two where there are doors that lead out to roof area behind the balustrades. Mr. Mrozinski shares the concerns about the balustrade. There was some discussion on the treatment of the roof

and confirmation of the blank wall on the north side would be appropriate. Mr. Darby noted that the drawings should show where the stucco will be repaired with the removal of the shed roof.

On a motion by Ms. Yewaisis, seconded by Mr. Kim, to approve the application with the following conditions to be reviewed by the HPC consultant:

1. Remove the balustrade at the proposed addition.
2. Show on the drawings where the stucco needs to be repaired at the main building in areas where the existing shed roof is to be removed.

Darby	Yes	Colello	Yes	McMahon	Yes
Moriarty	Absent	Stearns	Absent	Korian	Yes
Yewaisis	Yes	Lane (Alt. 1)	Yes	Kim (Alt. 2)	Yes

## 65 Woodland Avenue

### Vyacheslav Kuyan

Chair Darby called for the application. Vyacheslav (Steven) Kuyan, Owner, presented a preliminary application to repair their existing house that was damaged in a house fire and at the same time add a two-story addition to the rear that follows the line of the existing house by adding a full two-story bay. The plan is to restore the main house as it is and the extension will be around seven or eight feet to the rear.

Ms. Yewaisis noted this is a draft so the submission is preliminary and the drawings need to be updated to show the materials, windows, and other details. Mr. Darby noted the HPC needs drawings that show what is proposed including any possible changes to the main house and confirmed this submission should be considered preliminary. Mr. Darby noted that this level of drawing is needed to obtain permits so the architect can proceed with the design and not delay the permitting process. The HPC members were polled on their thoughts with regard to the approach of the project and most agreed the direction was fine but the drawings needed more detail.

On a motion by Vice Chair McMahon, seconded by Ms. Yewaisis, to approve only the massing as proposed and the Owner shall return to the HPC with more detailed drawings.

Darby	Yes	Colello	Yes	McMahon	Yes
Moriarty	Absent	Stearns	Absent	Korian	Yes
Yewaisis	Yes	Lane (Alt. 1)	Yes	Kim (Alt. 2)	Yes

*Christine Yewaisis recused herself from the next application.*

## 22 Burnett Street

### Kevin and Edith Brennan

Chair Darby called for the application. Edith Brennan, Owner, and John Guadagnoli, architect, presented the application to add an addition to the rear and sides at the third floor/attic level for a new bathroom and additional living space. The roof of the addition sits above the ridge of the main roof. The architect noted the design tried to pull in the Tudor styling in the detailing. The siding and new windows will match the main house. Mr. Korian thinks the design is artfully done and has some flair; the issues are whether the massing of the roof at the rear will negatively impact the front elevation, and if so, how dramatically; and whether the changes relate to the rest of the house. Mr. Colello has

similar concerns as it is unclear how big the addition is going to look from the front. Mr. Lane and Mr. Darby also agreed and the front elevation is doing the design a disservice because the addition appears to overwhelm the front in the flat elevation. Mr. Guadagnoli recommended a 3D perspective and the HPC members agreed this may be helpful. Mr. Colello noted minor graphic issues on the existing drawings including some of the notes are cut off and the gutter and chimney are missing on the west elevation drawings.

The application was moved to the next meeting with a 3D perspective to be provided by the architect.

*Christine Yewaisis returned to the meeting.*

### **Public Comment**

None.

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

On a motion by Mr. Colello, seconded by Vice Chair McMahon, the minutes from the February 2, 2022 meeting were approved with a small amendment and with Messrs. Kim and Korian abstaining.

### **Subcommittee Reports**

**43 Willow Street (as-built):** Siding, railings and brick application reviewed and approved by subcommittee.

**558 Ridgewood Avenue (rear addition to Colonial Revival):** Modifications to roof configuration and picking up window changes were reviewed and approved by subcommittee.

**48 Lincoln Street (leaded-glass windows):** Mr. McMahon verbally approved the changes to the leaded-glass windows.

**222 Ridgewood Avenue (slate roofing):** The Blue Foundry Bank's architect sent a digital copy of their application but not a hard copy and Ms. Hickey did not realize until the applications were distributed. As such, the bank plans to replace a fake slate roof with the traditional slate so in order to accommodate them since they are planning to install slate will have this application reviewed by subcommittee.

### **Old Business**

*Ordinance Changes:* Mr. Darby said he will push the issue with the Council and Ms. Hickey will send the list of concerns prepared previously.

*Pamphlet Arts & Eco Fair:* Mr. Darby and Ms. Hickey will work on a one-page pamphlet for distribution at the Arts and Eco Fair on May 21<sup>st</sup> with the rain day on the 22<sup>nd</sup>, 10 to 5. Ms. Yewaisis noted that volunteers are needed at the HPC table.

### **New Business**

Mr. McMahon asked for the packages a few days earlier; Ms. Hickey said she will have them distributed by the Wednesday prior to the meeting.

Mr. Korian asked if there was a way to move toward a digital process; most of the HPC members prefer the paper submissions. Ms. Yewaisis requested the Zoom link in the e-mail.

Mr. Kim had questions about solar panels as written in the design guidelines. Mr. Darby and Ms. Hickey clarified that solar panels are okay if they are not placed on the street-facing side or homeowners have the option of using roofing tiles, which would need to be approved by the HPC.

**Adjournment**

On a motion by Vice Chair McMahon, seconded by Ms. Yewaisis, the meeting was adjourned.

Respectfully submitted,

Margaret M. Hickey, AIA  
Consultant to Glen Ridge HPC