

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

June 1, 2022

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
Peter Korian
Ginny Moriarty
Joaquin Stearns
Christine Yewaisis

In Koo Kim, Alternate 2

Margaret M. Hickey, Consultant to the Historic Preservation Commission

ABSENT:
Gregory Lane, Alternate 1

Hearing of the Applications

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

Christine Yewaisis recused herself from the next application.

**22 Burnett Street
Kevin and Edith Brennan**

Chair Darby called for the application. Kevin and Edith Brennan, Owners, and their architect, John Guadagnoli, presented the application, which is a return from last month. The new submission includes two options with the Architect's preferred option being Option A. Both options lower the roofline of the Tudor-style cross gable with Option A having two shed dormers set parallel to the ridge of the addition gable and Option B with the two shed dormers set parallel from the main ridge. In both options, the stair window on the west elevation has a small separate shed dormer over it.

Mr. Stearns asked if the stair window on the west elevation could be incorporated into the new roofline while maintaining the ridgeline in Option A. This would help to simplify the geometry. Mr. Darby and Mr. McMahon both agreed with this suggestion. Mr. Korian asked if anyone has an issue with the two sides of the addition being different; all agreed that each side could be different as they are not seen at the same time. Mr. McMahon clarified that the roof skirting will be the same on both sides of the ridge.

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

1. Incorporate the stair window under the single roof in Option A, presented.
2. Provide updated drawings, plans and elevations.

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

Christine Yewaisis returned to the meeting.

Ginny Moriarty recused herself from the next application.

170 Ridgewood Avenue Leslie and Colin Convey

Chair Darby called for the application. Leslie Convey, Owner, and Sean McAleer, Architect, presented the application to install a new exterior patio with pergola including a fireplace and kitchen. The pergola will be with a louvered roof that is wrapped in PVC. The work will include torch gas-lit fixtures in black matte finish. The stone to be used will be natural stone with a bluestone cap. The HPC members had several questions and concerns including how highly visible the pergola will be from the street. Ms. Yewaisis noted that the PVC-wrap of the pergola does not align with the architecture of the house; the consultant noted that the other option is powder-coated aluminum. There was extensive discussion on the height and overall size / footprint of the pergola and that the materials have a commercial rather than a residential feel. Ms. Convey noted their goal is to provide an open feel but are willing to cut the footprint back and rework the location of the fireplace and hot tub. The HPC members generally agreed that the footprint needs to be cut back, the transitions between the pergola and house better detailed, and the style of the pergola be more in keeping with the Tudor style of the main house. There were also some concerns about the fire pits proposed and their visibility.

The application was requested to be continued by the Owner. Mr. Korian and Ms. Yewaisis agreed to volunteer as subcommittee members. Mr. Stearns agreed to be a backup.

Ginny Moriarty returned to the meeting.

258 Forest Avenue Iliana and Saul Martinez

Chair Darby called for the application. Iliana and Saul Martinez, Owners, presented the application to remove their existing clay tile roof and install a new asphalt shingle roof. Mr. and Mrs. Martinez explained they purchased the house in 2006 and have been repairing the roof with the tile from the garage but there are no more tiles. There are currently holes in the roof and the Owners cannot afford to install a new clay tile roof. They have looked at other options including synthetic tile, but the Owners do not like their appearance and the synthetic tiles do not match the configuration of their existing roof.

Several of the HPC members noted that they understood the Owner's predicament but if the HPC agreed to replace this clay tile roof than the HPC opens themselves to other owners making the same

request. Clay tile and slate roofing are unique features in the historic district, are significant features of the house and should be retained.

On a motion by Ms. Yewaisis, seconded by Ms. Moriarty, to deny the application to change the roof to asphalt shingles.

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

**10 Woodland Avenue
Carly and John Murphy**

Chair Darby called for the application. Daniel Kopec, Architect, presented the application on behalf of the Owners, to repair the existing porch including replacing the newer metal railing at the rounded section with wood railing to match existing, and to expand the porch to the right (north) side of the main entrance so the porch is more symmetrical. Ms. Yewaisis asked if there was any historical reference that a porch was on the right side of the door originally; Mr. Kopec noted there is no historical reference to the porch present on the right side. Mr. Korian agreed with the approach but asked about the stone since the existing stone on the foundation was painted by the previous owners. The plan is to match the color and texture of the stone on the unpainted portion in case the Owners ever choose to remove the paint on the foundations in the future. There was some discussion on removing the paint at the foundation, which the Owners would like to do, but because the brownstone is so porous the fear is the paint is in the brownstone voids and will not look good if removed.

On a motion by Mr. Korian, seconded by Ms. Yewaisis, to approve the application as proposed with the following note:

1. Applicant to return should Owner choose to remove the paint from the chimney and foundations in order to review the paint removal procedures.

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

**81 Sherman Avenue
Michael Vellucci and Teresa Boyle-Velucci**

Chair Darby called for the application. Teresa Boyle-Velucci, Owner, presented the application with her architect, John Reimnitz, to add a second-story addition to the rear, to modify an existing garage into livable space, and to enclose an existing porch. The work includes expanding the kitchen and creating a breakfast room on the first floor, and on the second floor creating a new bedroom and bathroom. The addition is set to the furthest corner of the house away from Sherman Avenue and close to the Erie Lackawanna right-of-way. The existing garage, which is not used, will be converted for indoor space with a bay window in place of the garage doors and a shallow shed roof replacing the existing flat roof. Set behind this is the second story addition with a side-facing gable roof. Other work at the house includes keeping the existing block at the garage on the west elevation, and enclosing an existing porch with panels below and hung, multi-pane windows above and set between the existing Doric columns. The windows will be changed at the main house including the existing metal casement windows, which the Owner stated are in poor condition, with wood hung sashes.

Mr. Reimnitz noted that the existing house currently has a variety of window types. He also noted that the addition is clad with clapboard with similar trim at the roofline to that of the main house, which is primarily brick at the body of the building. The small decorative bay projection roofs will be clad with copper.

Mr. Korian asked about sealing the concrete block, is concerned about this detail and if something more should be done. The Architect noted the concern is cost and since the elevation is not highly visible it could be left alone. Mr. Korian also questioned the bay window and whether the detailing should better match that what is being proposed at the enclosed porch. Mr. Reimnitz clarified the windows on the bay align with those of the porch and there are recessed panels similar to the porch. Ms. Yewaisis asked about the skylights and whether they should be permitted on the front elevation. Mr. Darby noted skylights are typically not permitted on the front elevation. Mr. Darby asked why the roof over the garage has a gap between the former garage and the main building. Mr. Reimnitz consciously tried to stay away from the front door pediment otherwise the transition would be unattractive. Mr. Colello asked about the change in the window operation from casement to double-hung. Mr. Reimnitz noted again the windows are in poor condition and to replace with new metal windows would have been cost prohibitive so they went with an alternative that would be complementary to the existing architecture. In addition, a wood casement is bulkier than a metal window so the casement sashes themselves become small/clunky within the existing opening. Mr. Colello asked about the lack of a garage. Mr. Reimnitz noted that phase two is to rework the driveway and build a new garage to the rear. Mr. Stearns recommended cutting back the driveway and installing landscaping below the bay window.

The Owner noted she would like to keep the skylights in order to get a lot of light into the space. There was some discussion on skylights and how the newer versions are not permitted but the Owner could install traditional metal skylights but these may be cost prohibitive.

Mr. Stearns continued to have concerns about keeping the CMU wall and the transition between the materials are going to be problematic. At a minimum, the brick at the front should be returned on the north elevation. In the discussion of the CMU wall, it was determined the dormers are clad with shingles and this is the material that should be used elsewhere on the addition.

Ms. Yewaisis asked what percentage of the windows are steel and whether there was any consideration to restoring the existing windows. The Architect noted the existing windows are not energy efficient while Ms. Yewaisis argued that in restoring them the original fabric of the home would be maintained. Mr. Reimnitz noted that they are working within the existing openings so HPC has not purview over their change, which Mr. Darby noted this is a flaw in the ordinance. Mr. Darby also suggested maintaining the windows on the Sherman Avenue as they are defining features of the house.

Mr. Kim expressed concern about the boxy configuration of the rear addition. Most HPC members found that because the addition is set to the rear of the house the boxy appearance would not be highly visible.

Mr. McMahon noted that the HPC does not permit Azek on the front for trim and should be either Hardie or Boral.

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

1. Revise the site plan showing the driveway be cut back and end where the current walkway is to the front door.
2. Remove the proposed skylights.
3. Extend the siding on the north side of the house to match the siding at the existing dormer.
4. Change the reference from Azek to Boral or a similar material.
5. Return the brick masonry at corner of the north side elevation.

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

172 Carteret Street

Claire Allistone

Chair Darby called for the application. Victoria Evans and Augustine Mercado, representatives from New Jersey Solar, presented the application to install new solar roof tiles on the rear sides of the roofs, which includes 12 panels set in from the sides and ridge of the roof. Mr. Stearns expressed concern that the roof panels could be seen from Ridgewood Avenue. Mr. Colello noted that Sheet A3 shows panels on the front site, which is an error.

On a motion by Ms. Yewaisis, seconded by Mr. Korian, to approve the application as submitted with the following condition:

1. Revise Sheet A-3 to ensure no roof panels are shown on the front-side of the roof.

Darby	Yes	Colello	Yes	McMahon	Yes
Moriarty	Yes	Stearns	No	Korian	Yes
Yewaisis	Yes	Lane (Alt. 1)	Absent	Kim (Alt. 2)	-----

Dan McMahon recused himself from the next application.

47 Hillside Avenue

Joshua Konetzni

Chair Darby called for the application. Dan McMahon, as the General Contractor, presented the application to remove an existing trellis and install a new conventional shed roof at the rear. Mr. McMahon noted the gutter will only be on the downslope of the shed roof.

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

1. Note the location of the gutter.
2. Note the new roofing shall be asphalt shingles.

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

Dan McMahon returned to the meeting.

212 Hillside Avenue**George Scott and Tracey Adusei**

Chair Darby called for the application. George Scott and Tracey Adusei, Owners, presented their application with their architect, Stephen Kowalski, to renovate and expand to the rear and at the third-floor level including expanding the existing gambrel roof and adding shed dormers. The other major change is to modify the configuration of the two-story bay window projection to a box bay. The architect reviewed the design in detail but also noted some inconsistencies in the drawings; as such, modified the design as the HPC members discussed the various concerns. However, all agreed that there were too many changes/elements to be clarified to garner an approval at this meeting. The HPC members concerns included: the amount of glass at the windows proposed for the box bay; the lighting and fencing at the front, which needed more detail; and the overall massing especially the carrying of the gambrel roof onto the two-story rear section and then adding the dormers onto the gambrel. The architect noted that because the family is growing, the third floor spaces, which are currently not usable, are desired. Based on the discussions and the evolving design as discussions progressed, the applicant agreed to make changes based on feedback presented at the meeting and return at the next meeting.

Public Comment

None.

Adoption of Meeting Minutes:

No minutes presented to be adopted.

Subcommittee Reports

217 Baldwin Street (rear addition): Drawings were revised and approved by subcommittee.

558 Ridgewood Avenue (modification of garage doors): The garage doors were reconfigured where the balance of the garage is only to be repaired. The new configuration was reviewed and approved by subcommittee.

66 Sunset Avenue (rear addition at a corner property): Architect made the changes including cladding the chimney breast with siding as recommended. These changes were reviewed and approved by subcommittee.

65 Woodland Avenue (fire restoration and proposed extension): The drawings were modified, reviewed and approved by subcommittee.

22 Hamilton Road (new garage): Minor changes to windows were reviewed and approved by subcommittee.

Municipal Building (Public Safety Door): The replacement of the main door at the public safety committee building (Police Headquarters) were reviewed and approved by subcommittee.

Old Business

Ordinance Changes: Mr. Darby asked the Borough about the ordinance changes and the Borough asked that they be sent again.

Continuing Education: Ms. Hickey is planning to present the continuing education at the September HPC meeting.

New Business

None.

Adjournment

On a motion by Ms. Yewasis with all in favor, the meeting was adjourned.

Respectfully submitted,

Margaret M. Hickey, AIA
Consultant to Glen Ridge HPC