

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

**August 3, 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  
Ginny Moriarty  
Joaquin Stearns  
Christine Yewaisis  
Nicholas Colello  
Peter Korian  
In Koo Kim (Alt. 2)

Margaret M. Hickey, Consultant to the Historic Preservation Commission

ABSENT: George Lane (Alt. 1)

**Hearing of the Applications**

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

**190 Midland Avenue**

**Nicole Rizzuto**

Chair Darby called for the application. Nicole Rizzuto, Owner, and her architect, Daniel Kopec, presented the application, which is a return from last month, to add a one-story rear addition and remove a non-historic addition. Mr. Kopec explained that the original house is unique with a distinctive red slate roof and the addition is designed to be a minimal box with a low-slope roof set behind a parapet. Mr. Darby suggested the parapet cap be distinctive and dark in color to match the half-timbering on the house. Mr. Darby also noted that the windows are not detailed similar to the main house. Mr. Colello prefers the flat roof and has no objection to the windows not matching. Mr. Korian also agrees with Mr. Darby about the treatment of the parapet but questions the treatment of the windows. Mr. Stearns questioned the roof change and Mr. Kopec noted that the gable was not complimentary to the main house. Mr. Stearns expressed an interest in having the details on the addition be more harmonious with the main house including the windows. Mr. Kim agreed that the details on the addition should be more harmonious with the main house. There was an extensive discussion about both the roof treatment and the windows including suggestions of a low-slope hip roof and changing the casements to double-hung with traditional sills, but in the end, most were in agreement the parapet treatment was the best option and the windows should be double-hung with traditional sills to match the main house.

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

1. Change the windows to double-hung with traditional sills matching the house (unless the Architect can show they are not visible from the street)
2. Place design emphasis on the parapet cap, making it taller and in a color consistent with either the roof or the half-timbering at the main house.

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

## 24 Ridgewood Avenue

### John Patrick and Elizabeth McSweeney

Chair Darby called for the application. John Patrick and Elizabeth McSweeney, Owners, presented the application, which is a return from last month, to add a second story to a one-story rear addition. The updated design changed the roof to a shallow gable, and slightly lowered and centered the window on the second floor. Mr. Colello noted the changes reflect the discussions from last month. Mr. McMahon confirmed the siding to be aluminum to match the existing house, the soffits and trim are to also match the main house, and the roof will be asphalt shingles, and the heads of the windows to align at the second floor.

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

1. Align the top of the heads of the windows at the second floor.
2. Drawings to note that the detailing of the aluminum trim and soffits to match the main house.

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

## 77 Highland Avenue

### Kimberly and Paul Colahan

Chair Darby called for the application. Paul Colahan, Owners and their Architect, Dan Kopec, presented the application to add a one-story addition to the rear of the house and to construct a new detached pool house and garage. The application was reviewed in two parts. Mr. Kopec reviewed the one-story rear addition which sits at the interior rear corner of the house, removes a deck and small mud room and adds a one-story addition that matches the features of the existing one-story sunroom. Mr. Stearns questioned why there is no window between the pilasters, which is how the sunroom is detailed; Mr. Kopec clarified there is a concern about the structural strength at the corners. Mr. Stearns also questioned how the siding and pilasters are resolved and Mr. Kopec clarified that the pilasters are square so there should be no issue.

On a motion by Ms. Moriarty, seconded by Mr. Colello, to approve as submitted the application for the rear one-story addition only.

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

Yewaisis	Yes	Lane (Alt. 1)	Absent	Kim (Alt. 2)	
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Mr. Kopec reviewed the plans for the garage/pool house, which will be a one-story building housing two cars and a pool house with detailing matching the main house with exceptions. The wood deck on the rear side will have a cabled rail system with wood newels and incorporate solar panels on the rear side of the building, which Mr. Kopec noted should be minimally visible. Mr. Stearns asked about the details of the deck; it will be all wood with thermally modified spruce decking that weathers to silver, stainless steel cable rail with cedar newels, and a cedar slatted enclosure around the grill. Mr. Stearns questioned the visibility of the solar panels; found they will be visible since this is a corner property. Mr. Korian appreciated the design but is not a fan of the solar panels. Ms. Yewaisis questioned the lighting, which needs to be provided. She also questioned the use of the slatted assemblies at the grill and shower enclosure as well as the cabled railing; they do not match the character of the house and the design feels forced. Mr. Kopec noted that they were not trying to match anything so they could be more modern. Mr. Stearns noted he has similar concerns about the deck railing, has concerns about the solar panels, has concerns about the mix of double-hung and casement sashes, but was okay with the garage doors. He also thought the layout and scale were appropriate. Mr. McMahon questioned the massing and found the building may be too large and long compared to the main house. He had less concerns about the deck and the solar panels and thought the solar panels could be revisited when the building was constructed. Mr. Colello, Mr. Kim, and Ms. Yewaisis agreed the building may be too big and wondered if a 3D rendering would help the HPC members in their decision. The discussions returned to the doors and windows in that those facing the street match the house while the others especially the sliding glass doors at the deck do not match / are not complementary. All agreed due to the massing issues this application will need to return next month with a 3D rendering and include addressing the HPC members' other concerns.

### **180 Hillside Avenue**

#### **Central School Board of Education**

Chair Darby called for the application. Barbara Murphy, Business Administrator, and Dylan Pickard, supplier of the sun shelter, presented the application to install a sun shelter at the front of Central School, which consists of metal posts and a shed roof of 12' x 26' and set parallel to Bloomfield Avenue. The HPC members thought the color of the shelter should match the play equipment including the roof and the Board of Education should make sure the layout is the most optimal for sunshade.

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

1. Painted a monochrome dark green.
2. Placed to best / maximize sunshade.

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

**83 Forest Avenue****Melissa Martinez and David Armstrong**

Chair Darby called for the application. Melissa Martinez and David Armstrong, Owners, and their Architect, Dan Kopec, presented the application to add a second story over an existing first floor extension at the rear. The windows, siding, and trim to match the main house. The HPC members recommended the window on the second floor align with the first floor.

On a motion by Mr. Stearns, seconded by Mr. McMahon, to approve the application as submitted with the following condition to be reviewed by the HPC Consultant.

1. Align the window on the second floor to the window on the first floor.

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

**94 Sunset Avenue****Lora and Todd Perlow**

Chair Darby called for the application. Lora and Todd Perlow, Owners, and their Architect, Elise Blatt, presented the application for a two-story addition for a mud room on the first floor and a bathroom and study on the second floor. The design streamlines the rooflines and matches the details of the main house including the windows, siding, and trim. The HPC Members recommended the windows on both floors be moved away from the corner edge of the house and have the mud room window centered on the exterior wall. The plans lack a roof plan to confirm the new rooflines will work.

On a motion by Mr. Korian, seconded by Mr. Stearns, to approve the application as submitted with the following condition to be reviewed by subcommittee:

1. Move first and second floor windows away from edge near the house.
2. Center mudroom windows on exterior wall.
3. Provide a roof plan.

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

**5 Sherman Avenue****Peter Stopp**

Chair Darby called for the application. Peter Stopp, Owner, and his Architect, Robert Hessel, presented the application to add a one-story side entrance/mud room. The design maintains the slate roof across the new pent roof, windows to match the front of the house with a transom to bring in more light to the dining room, and continue the aluminum siding on the main house to the addition. The HPC members were concerned about the drawings provided because there are no elevations only renderings and there are several inconsistencies that make it difficult to evaluate the proposed design. Mr. Stearns also noted the photographs of the existing house are blurry and difficult to use to compare with the drawings. There was much discussion about the existing conditions as a result in order to gain an understanding of the proposed addition. Mr. Darby confirmed the slate at the pent roof is to match the main house. Ms. Yewaisis is concerned about the amount of glass on both sides

as the addition appears more commercial than residential. There was significant discussion about the relationship of the addition and the amount of glass in the proposed addition. The Owner agreed that the configuration of the windows could be adjusted; however, with the inconsistency in the drawings and the number of changes needed in the fenestration the HPC Members recommended the Owner return next month with updated drawings. Mr. Stopp asked if a subcommittee could be formed before the next meeting; Mr. Darby said yes and to contact Ms. Hickey to arrange. The application was withdrawn.

### **Subcommittee:**

**212 Hillside Avenue (Box Bay / Rear Addition / Dormer):** The drawings were revised per HPC comments and approved by subcommittee.

**189 Forest Avenue (Rear Stair)** – Updated railing details provided and approved by subcommittee.

**39 Woodland Avenue (Rear Addition/Fire Restoration)** – Various minor changes reviewed and approved by HPC Consultant, but the windows and doors were reviewed and approved by subcommittee.

**Woman's Club:** Mr. Colello and Mr. McMahon to meet with Architect Dan Kopec to review a gutter replacement at the front of the Woman's Club building (219 Ridgewood Avenue).

### **Old Business**

- **Ordinance Changes:** Chair Darby and Ms. Hickey to arrange to meet with the Borough to discuss the changes and the timing for adoption.
- **Continuing Education:** September 7, 2022 Meeting at 6:30pm

### **NEW BUSINESS**

- **Meeting Agendas:** The HPC Members discussed at length whether the number of applications should be capped at six. Or noted on the agenda that the meeting may be capped at six applications and any application at the end of the agenda may have to wait until next month should the meeting run too late into the evening. Ms. Hickey noted that any changes would require updates on the website and other areas of the Borough including possibly the ordinance and by-laws. The HPC Members also discussed changing the application process to add a pre-review, so applications are deemed complete before the official application is submitted since often the discussion focuses on the deficiencies in the application rather than the design presented. Chair Darby and Ms. Hickey will also investigate the options with regard to a pre-application process and modifying the application form with a checklist for materials to be submitted with each application.

A motion by Ms. Yewaisis, seconded by Mr. Korian, with all in favor, to investigate capping the number of applications on the agenda.

## **Adjournment**

On a motion by Ms. Yewaisis, seconded by Mr. McMahon, with all in favor, the meeting was adjourned.

Respectfully submitted,

Margaret M. Hickey, AIA  
Consultant to Glen Ridge HPC