

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

December 7, 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 (at 8:00)
Christine Yewaisis
George Lane (Alt. 1)

Margaret M. Hickey, Consultant to the Historic Preservation Commission

HEARING OF THE APPLICATIONS

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

53 Harvard Street

Anthony Dalonges

Chair Darby called for the application. Josh Fisher, Attorney for Trinity Solar, was joined by Larry Murphy, Engineer and Kevin Kura, Technician, to present an application to install solar panels at the rear and a side portion of the roof over a two-story rear extension. The solar panels will be set back six inches from the roof edge and no panels will be visible from the street. Mr. McMahon agreed that the panels should not be visible from the street but suggested that the electric meter and inverter be separated with one placed on the side elevation and the other on the rear elevation.

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

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

36 Prescott Avenue

Mary Jane and Kevin McGrath

Chair Darby called for the application. Mary Jane McGrath, Owner, and Courtney Rombough, Architect, presented the application to add a second story to a one-story side sunroom to add a bathroom and closet off the master bedroom. The features include a pent roof at the front to match the existing at the man house, a low hip roof at the second floor, windows, Marvin Elevate in paintable fiberglass, to match the main house, and gutters to align with the main house. Mr. Colello

suggested using asphalt shingle roofing but Mr. McMahon said a rolled roofing in the same blue/gray as the main roof would be a better match. Mr. McMahon noted that the windows on the addition do not appear to be drawn correctly between the renderings and the elevation drawings as the juncture between the top of the pent roof and the sills of the windows is critical. The windows should also show the historical sill. Ms. Yewaisis noted that the drawings should show the walls of the first and second floors at the addition align.

On a motion by Mr. Colello, seconded by Mr. Korian, the application was approved as presented with the condition that the drawings be revised to show conditions accurately including the window sills, wall alignment, and treatment of sills to pent roof.

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

26 Hamilton Road

Michael and Regina Henry

Chair Darby called for the application. Michael and Regina Henry, Owners, and Jonathan Perlstein, Architect, presented the application to expand the house to the rear with a two-story addition plus a deck with patio below the deck and to improve circulation on the interior via a new mud room. This work will include removing the rear kitchen and enclosed porch; adding a bay window in order to bring more light in the spaces as part of the rear addition; installing an at-grade mud room; adding a porch; and providing living space at the basement level. In addition, the bay window at the front under the porch will be modified by replacing a door with a window at the side that opens onto the porch. At the addition, the exterior detailing is to match existing, the hip roof with lower ridge provided to give main roof hierarchy, and rear deck to have cable rail in order to reinforce the additional light into the living spaces.

Chair Darby asked the HPC Member's opinions as to the massing and most agreed that the house was large enough to absorb a large addition and most found that not much of it will be visible from the street. There were essentially three aspects of the project that were discussed in detail: the change from door to window at the front bay window; the use of cable rail at the rear deck; and entry overhang over the mud room on the side elevation of addition.

Ms. Yewaisis discussed the issues with the door-to-window change and several options were discussed with the preferred option being the window as proposed without grills to match the picture window at the front.

Ms. Yewaisis expressed concern about the use of cable railing for the rear porch but Mr. McMahon noted that the deck is located about 60 feet from the street and the existing side bump-out will mask most of it, and Chair Darby noted that a railing matching the front porch will bring more attention to the deck and railing.

Mr. Colello found the side entry with center door and two sidelights be too grand for a secondary entrance. Mr. Darby also noted that the roof overhanging these doors is too big. Mr. Stearns agreed that the roof appears too large and commercial. It was suggested the roof be reduced to three-feet deep.

Others questioned the use of clerestory windows but most were okay with the approach. Mr. Stearns noted that the porch floor under the bay window is not shown in the drawings; if this is to remain, the drawings should reflect it.

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

1. Window on porch shall be without grills.
2. The overhang on the roof at the mud room door shall be reduced to three feet.
3. Change the drawings to show accurate porch floor configuration.

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

APPROVAL OF MINUTES:

None this month.

SUBCOMMITTEE:

30 Willow Street (rear/side addition): Changes to the side windows and minor details at the front porch reviewed and approved by subcommittee.

42 Woodland Avenue (side addition over one-story porch): Provided updated roof material and new window configuration on the side elevation. Reviewed and approved by subcommittee.

41 Old Oak Road (mid-century modern house): Changes to skylights and windows per HPC comments; this was just sent to subcommittee for review.

80 Hawthorne Avenue (side addition with one front window change): Asked that the new windows at the front match the existing vinyl. This request was denied by subcommittee.

65 Woodland Avenue (house with fire): One change to a side door to convert to a window. Reviewed and approved by subcommittee.

OLD BUSINESS

- **Ordinance Changes:** The Borough requested that the Glen Ridge HPC hold another public meeting in 2023 to review the ordinance changes. Mr. Darby suggested in January and it be a special meeting. Ms. Hickey said she would work with the Borough in having the meeting posted on the website and Facebook, etc.

NEW BUSINESS

- This is Dan McMahon's final meeting with the HPC after serving for 25 years. Mr. Darby thanked Mr. McMahon for his years of service, his long and established knowledge, and said that he will be missed. Mr. Darby also suggested that the HPC members meet before Christmas at Fitzgerald's to raise a glass to Dan and his service. Ms. Hickey to poll the HPC members for availability.

- Chair Darby is proposing for Mr. McMahon's replacement Robert Deacon, an architect who lives in Glen Ridge but only practices outside of New Jersey.

ADJOURNMENT

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

Respectfully submitted,

Margaret M. Hickey, AIA
Consultant to Glen Ridge HPC