

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

**March 1, 2023**

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**OPMA & ROLL CALL**

Chair Darby called the meeting to order at 7:00 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 Christine Yewaisis  
Robert Deacon  
Ginny Moriarty  
Joaquin Stearns  
Gregory Lane (Alt. 1)  
Jeff Link (Alt. 2)

Margaret M. Hickey, Consultant to the Historic Preservation Commission

ABSENT: Nicholas Colello  
Peter Korian

**HEARING OF THE APPLICATIONS**

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

**196 Ridgewood Avenue  
Deirdre and Jason Carlough**

Chair Darby called for the application. Deidre Carlough, Owner, and Erik Schultz, Architect, presented the application, which is a return on an application that was previously approved. The Owner would like to add a second floor to the previously approved one-story addition including three dormers to delineate the second-floor level. The Architect noted that the footprint is not changing and the eave line is about six feet higher than the previous eave line. The HPC members generally agreed that the newer massing did not have an impact since the main house is large. There was some question whether the roofline should be higher to eliminate the dormers and better match the main house but this discussion did not lead anywhere. It was noted the dormers were busy and looked crowded; the eave returns make the dormers look too busy. The drawings also need to show the gutters and leaders and how they will work with the dormers.

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

1. Modify eaves to eliminate the returns at the dormers.
2. Show the downspouts and gutters on the elevations.

Darby	Yes	Colello	Absent	Deacon	Yes
Moriarty	Yes	Stearns	Yes	Korian	Absent

Yewaisis	Yes	Lane (Alt. 1)	Yes	Link (Alt. 2)	Yes
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**76 Willow Street****Erika and Steve Bleiberg**

Chair Darby called for the application. Erika and Steve Bleiberg, Owners, and Karin Robinson, Architect, presented the application to create a three-season porch at the rear of the house by reconfiguring the deck, changing the stair location, extending the existing rear roofline over the deck, and installing moveable vinyl panels with a continuous screen between the supports. Below the deck will be vertical boards and the deck itself will be ipe. There was some discussion on the roof configuration and the Architect noted their intent was to make it look like an addition. There was extensive discussion on the vinyl windows/enclosure including the showing of a video of how they will operate. The HPC was concerned whether the material belonged in the historic district. The primary conclusion was such a material would need to be evaluated on a case-by-case basis and would not be acceptable on the front elevation. The Architect has ordered a sample and will deliver it to the building department for the HPCs review.

On a motion by Mr. Stearns, seconded by Mr. Link, the application was approved with the following conditions to be reviewed by subcommittee:

1. Architect is to provide a sample of the window/screen material.

Darby	Yes	Colello	Absent	Deacon	Yes
Moriarty	Yes	Stearns	Yes	Korian	Absent
Yewaisis	Yes	Lane (Alt. 1)	Yes	Link (Alt. 2)	Yes

**APPROVAL OF MINUTES:**

None this meeting.

**SUBCOMMITTEE:**

**73 Douglas Road** (porch/chimney/rear addition): Subcommittee reviewed in the field and signed off on the brick for the faux chimney and for the alternate materials for the front porch balusters.

**29 Winsor Place** (rear second floor addition): Subcommittee reviewed and approved the changes to the rear addition including roofs, overhangs, siding, etc.

Chair Darby and Ms. Hickey reviewed comments made by the New Jersey Historic Preservation Office that the Board should take official action in acknowledging the findings of the subcommittee reviews.

On a motion by Vice Chair Yewaisis, seconded by Mr. Link, the subcommittee review was approved and all were in favor.

**OLD BUSINESS**

- **Ordinance Changes:** The public meeting to review the Ordinance changes is March 7, 2023 at 7:30 pm in Council Chambers.

## **NEW BUSINESS**

- New Jersey Historic Preservation Office (NJHPO) Review: The staff at the NJHPO said that the HPC members' performance was well received and the only major comments were the Board should take official action on the subcommittee reports, and that members should be careful not to design the changes for the applicants and only provide guidance that relates directly to the Design Guidelines; all comments should be framed within the guidelines and not as one's opinion. The NJHPO also noted that the explanations at the start of the meeting by Chair Darby was good policy.

## **ADJOURNMENT**

On a motion by Vice Chair Yewaisis, seconded by Mr. Stearns, with all in favor, the meeting was adjourned.

Respectfully submitted,

Margaret M. Hickey, AIA  
Consultant to Glen Ridge HPC