

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

**October 2, 2024**

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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 video conference.

PRESENT: Chair Geoffrey Darby  
Vice Chair Christine Yewaisis  
Nicholas Colello  
Peter Korian  
Greg Lane  
Joaquin Stearns  
Dina Deshan (Alt. 1)  
Jeff Link (Alt. 2)

Margaret M. Hickey, Consultant to the Historic Preservation Commission

ABSENT: Robert Deacon

**HEARING OF THE APPLICATIONS**

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

**237 Washington Street  
Christopher Beirne**

Chair Darby called for the application. Marion Tande and Christopher Beirne, owners, and Adam Enea, structural engineer, presented the application to replace an existing slate roof with new architectural asphalt shingles in the same pattern as the slate roof due to structural issues with the roof framing. The owners explained that they have maintained the roof since 2011, but roofers will no longer touch the roof because the slate is brittle and can no longer be repaired. The owners presented with their application a structural engineer's report explaining that the existing roof is Pennsylvania slate, which is thinner and lighter than current slate roofing available (Pennsylvania slate is no longer quarried and Vermont/Canadian slate, which is what is readily available, is much thicker and heavier). The engineer's calculations showed that installing a heavier roof will overstress an already stressed roof, particularly the valley rafters and it is not recommended to install a new slate roof. The HPC members confirmed that there would be no easy way to bolster the valley rafters without major structural upgrades including changes to interior layout and finishes.

On a motion by Ms. Yewaisis, seconded by Mr. Stearns, the application was approved to remove the existing slate roofing and install substitute material.

Darby	Yes	Deacon	Absent	Korian	Yes
Colello	Yes	Stearns	Yes	Yewaisis	Yes

Lane	Yes	Deshan (Alt. 1)	Yes	Link (Alt. 2)	-
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Once the HPC members agreed with the structural engineer's assessment and recommendations to remove the slate roof and permit a substitute material, there was discussion on the type of substitute material. The owners presented an asphalt shingle that presents in both straight and clipped shingles so they could match the pattern of the existing roof. All agreed that it was more important to match the pattern with asphalt than to install fake slate material. The owners asked the HPC to provide input on the color and noted that samples will be provided to the HPC for their review and feedback.

On a motion by Ms. Yewaisis, seconded by Mr. Korian, the application was approved to install an asphalt shingle roof with the following condition to be reviewed by subcommittee:

1. Owner to provide sample of the materials and HPC members to provide feedback on the color.

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

## APPROVAL OF MINUTES:

No minutes to be reviewed.

## SUBCOMMITTEE:

**516 Belleville Avenue** (new garage) – Architect submitted changes for the garage doors, which were reviewed and approved by subcommittee.

**76 Midland Avenue** (neighbor complaints) – Two neighbors complained about the dormers being installed, which were reviewed and approved by the HPC. Ms. Hickey responded to the complaints and heard nothing in return.

**284 Forest Avenue** (replacement in-kind of wood shingles) – An application for replacement in-kind of wood shingles got sidelined so the plan is to move it to subcommittee since it is in-kind replacement.

**21 Clinton Road** (emergency repair) - Peter Korian and Jeff Link volunteered to review a slate roof repair/replacement that was hit by a tree. It is considered an emergency.

## OLD BUSINESS

- Ordinance Changes: The Council members are to meet about the new ordinance on Monday, October 7.
- Based on recent complaints about dormers, the HPC discussed various items on the ordinance and application changes and will look to the Erik DeLine, the planner for the Borough, for some guidance on possible procedural changes.

## **NEW BUSINESS**

- Removal of brick wall at 39 Woodland Avenue – Owners were notified that they wrongfully removed their brick wall by the Planning Dept.

## **ADJOURNMENT**

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

Respectfully submitted,

Margaret M. Hickey, AIA  
Consultant to Glen Ridge HPC