



**BOROUGH OF GLEN RIDGE
HISTORIC PRESERVATION COMMISSION**

Summary of the Minutes
January 6, 2025 – Municipal Building

OPMA STATTEMENT & ROLL CALL

Chair Darby called the meeting to order at 7:00 p.m. and Mr. Smolyn read the Sunshine Act Notice and called the roll.

This meeting was held in-person.

PRESENT:

Chair Geoffrey Darby
Vice Chair Christine Yewaisis
Nicholas Colello
Robert Deacon
Peter Korian
Greg Lane
Joaquin Stearns
Dina Deshan (Alt. 1)
Jeff Link (Alt. 2)
Steven Smolyn (Consultant)

ELECTION OF THE CHAIR

[Commissioner] made a motion, seconded by [Commissioner], to appoint Geoffrey Darby as Chair of the Glen Ridge Historic Preservation Commission.

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

ELECTION OF THE VICE CHAIR

[Commissioner] made a motion, seconded by [Commissioner], to appoint Christine Yewaisis as Vice Chair of the Glen Ridge Historic Preservation Commission.

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

ELECTION OF THE SECRETARY

[Commissioner] made a motion, seconded by [Commissioner], to appoint Steven Smolyn [Architectural Heritage Consultants, LLC] as Secretary of the Glen Ridge Historic Preservation Commission.

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

ADOPTION OF THE BY-LAWS

Vice Chair Yewaisis made a motion, seconded by Mr. Lane, to adopt the By-Laws with no discussion.

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

ADOPTION OF THE MEETING SCHEDULE

Mr. Colello made a motion, seconded by Mr. Link, to adopt the 2025 Meeting Dates with the modification of the meeting start time from 7:00pm to 7:30pm. Mr. Korian noted October 1 is Yom Kippur so this date may be changed with adequate public notice.

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

HEARING OF THE APPLICATIONS

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

181 Ridgewood Road (25-001) **Elizabeth and Rajeev Prabhakar**

Chair Darby called for the application. The property owner, Mr. Rajeev Prabhakar, and the project architect, Daniel Kopec, presented their proposal for a rear deck addition. This application is a follow-up to their original submission from July 2023.

Key changes in this submission include relocating the proposed deck from directly off the rear (east side) of the house to the northeast corner, reducing its visibility from Appleton Place.

The Commission reviewed a set of architectural drawings comprising three sheets. It was noted that the existing railing along the east elevation requires infill where the current stair to be removed is located. However, this infill detail was missing from elevation drawing 5/A-100.02. The Commission requested this drawing be revised to include the infill railing, matching the profiles and components shown in elevation drawing 4/A-100.02. The project architect also clarified the proposed rear deck's projection toward the nearest side lot line.

Overall, the Commission expressed satisfaction with the concept and details of the proposed deck addition, aside from the noted revision.

On a motion by Mr. Korian, seconded by Vice Chair Yewaisis, the application was approved with the following condition:

- A revised elevation drawing 5/A-100.02 with the infill railing detail noted must be submitted to the Consultant for final approval.

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

23 Douglas Road (25-002) **Tracy and Elliot Nix**

Mrs. Tracy Nix, the property owner, and Courtney Rombough, the project architect, presented a proposal to replace the existing wood siding with composite siding.

The applicant team explained their intent to use composite siding and corner board trim matching the profile and finish of the detached garage, which was constructed approximately four years ago. Mrs. Nix stated that the wood siding on the house was bowing and showing signs of localized deterioration.

The Commission reviewed a single exhibit sheet, including photos of the house, detached garage, and a close-up of the siding. During the discussion, the Commission inquired if trim replacement was included in the scope. Mrs. Nix confirmed that composite trim would also be used. However, no details about the proposed trim were provided in the submission.

The Commission asked for further clarification about the extent and causes of the siding deterioration. The applicant team described the general areas of deterioration but was unable to identify specific causes. Additionally, no close-up photos of deteriorated areas were included in the application materials.

The Commission noted that the wood siding is a character-defining feature of the property and likely an original historic material, warranting preservation wherever possible. Chair Darby highlighted that the observed deterioration appeared limited, and that wood siding has a proven history of durability in Glen Ridge. The Chair further stated that complete siding replacement with a composite material was neither necessary nor consistent with the Guidelines. The Consultant echoed this sentiment and recommended the applicant investigate potential water infiltration behind the siding which may be the cause of local deterioration. The Consultant also cited the recently updated NPS Preservation Brief #16 on The Use of Substitute Materials on Historic Building Exteriors which also does not support the replacement of existing wood siding with a composite material in this scenario. The Commission also recommended selectively replacing severely deteriorated sections with in-kind wood material using a “dutchman” repair technique.

The applicant voluntarily withdrew the application. No formal action by the HPC was taken.

APPROVAL OF MINUTES

On a motion by [Commissioner], and seconded by [Commissioner], the meeting minutes for November and December 2024 were approved.

SUBCOMMITTEE REPORTS

No subcommittee reports

OLD BUSINESS

- Ordinance Changes: No changes from last month.

NEW BUSINESS

- HPC Consultant invited the Commissioners to attend a Certified Local Government training session being offered in Montclair on January 16 with instructions to join virtually to be provided.

ADJOURNMENT

On a motion by Ms. Yewaisis, seconded by Mr. Colello, with all in favor, the meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Steven Smolyn, AIA
Consultant to the Historic Preservation Commission