



**BOROUGH OF GLEN RIDGE
HISTORIC PRESERVATION COMMISSION**

Summary of the Minutes
April 2, 2025 – Virtual via Zoom

OPMA STATTEMENT & ROLL CALL

Chair Darby called the meeting to order at 7:30 p.m. and Mr. Tajzler read the Sunshine Act Notice and called the roll.

This meeting was held virtually on the Zoom platform.

PRESENT:

Chair Geoffrey Darby
Vice Chair Christine Yewaisis
Nicholas Colello
Robert Deacon
Joaquin Stearns
Greg Lane
Jeff Link (Alt. 1)
Steven Smolyn, AIA (Consultant)
Alexei Tajzler, RA (Consultant)

HEARING OF THE APPLICATIONS

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

**92 Hawthorne Avenue (25-009)
Two-Story Rear and Side Addition
Tom Deshan**

Chair Darby called for the application. The Architect, Mr. Jonathan Perlstein of Oasis, presented the proposal for the two-story rear and side addition.

Jonathan Perlstein presented an historic photo of the house, discussing its Dutch colonial style and historical features and unique 3 over 1 windows. He explained the proposed changes, including a rear addition, modifications to windows, and updates to the interior layout. The design aims to create a more open, flowing house that meets modern living needs while maintaining the character of the original structure. Key changes include adding a master suite, improving the kitchen area, creating home offices, and updating the attic space. The exterior modifications are designed to be in

keeping with the original style, using matching materials and continuing architectural elements like the pent roof and double-hung windows.

The meeting focused heavily on the massing and architectural style of a proposed addition to a house. The commissioners expressed concerns about the scale of the addition, particularly the second and third floors, which they felt were too large and not sufficiently subordinate to the existing home. They also discussed the roof lines, suggesting that they were too complex and not in harmony with the main structure, particularly on the southeast view. The commissioners suggested that the overhangs could be made smaller and simpler to address these issues along with a minimal reduction of the primary bedroom closet. They also discussed the need for the addition to be subordinate to the existing home, both in terms of scale and architectural style. The replacement material of vinyl windows is not appropriate and painted wood is to be installed instead per the applicant with 3 over 1 requested. The removal of non-original window shutters was a non-issue, but a Change of siding material specification to cedar instead of Hardy plank for front-facing surface was requested.

The Commission reviewed photographs and elevations which noted materials, finish, and dimensions. No public comment was made.

The conversation ended with the commissioners providing feedback on the design, with the architect needing to consider these suggestions in future revisions. No motion was made.

Darby	Deacon	
Colello	Stearns	Yewaisis
Lane		Link (Alt. 2)

207 Hillside Avenue (25-010)
Sidewalk Flag Replacement
Cathy Miller and Ottavio Zuccarello

Chair Darby called for the application. The applicant, Ms. Miller, presented a proposal to remove the existing bluestone sidewalk flags and replace it with concrete, citing issues with her neighbor's tree and runners. She also noted that many of her neighbors have concrete sidewalks. The team suggested that Cathy could level her slate sidewalks and replace them with the same material, rather than switching to concrete. They emphasized the importance of maintaining the historical nature of Glen Ridge and referenced the Glen Ridge Design Guidelines.

The Commission reviewed photographs and Google Street which noted existing conditions. No public comment was made.

The conversation ended with the commissioners providing feedback on the materials in favor of replacing with bluestone, with the applicant needing to consider these suggestions in future revisions. No motion was made.

On an unrelated note the Homeowner put in request for a permit close out of a garage at the same property which was demolished in 2012 which was then approved by HPC.

Darby	Deacon	
Colello	Stearns	Yewaisis
Lane		Link (Alt. 2)

235 Forest Avenue (25-011)
Enclose Rear Porch
Rebecca and Ben Shpigel

Chair Darby called for the application. The property owners, Ms. Rebecca and Mr. Ben Shpigel and their General Contractor Ms. Meredith Deep of Jack Finn and Company, presented their proposal for a renovation of a rear porch into a fully enclosed four seasons room, which involves building a new wall and replacing screen panels with casement windows and wood siding.

The commissioners raised concerns about the proposed window sizes, the scale of the trim, and the design of the windows. Ms. Deep clarified that the windows were designed to be open for a more open feel and that the trim was intended to match existing. Ms. Deep noted when pressed that the drawings provided had incorrectly displayed both existing and proposed conditions when compared to existing photographs.

The Commission reviewed a set of architectural drawings and photographs. No public comment was made.

The motion to approve the application subject to subcommittee review and requested revised drawings depicting the existing window dimensions, heights, and brickwork, as well as proposed new windows that distinguish them from the main existing windows. In addition, a cut sheet of the windows was requested and the windows to be centered within the openings. The motion was made by Commissioner Stearns, seconded by Commissioner Deacon and approved by the commission with 6 votes and 1 abstention.

Darby	Yes	Deacon	Yes		
Colello	Yes	Stearns	Yes	Yewaisis	Yes
Lane	Yes			Link (Alt. 2)	Abstain

79 Glenridge Avenue (25-012)
Third Floor Addition
Kelvin Robinson and Carine Williams

Chair Darby called for the application. The property owners, Mr. Kelvin Robinson and Ms. Carine Williams plus their Architect Mr. Evan Scott, presented their proposal for a third-floor addition, including the addition of a small wall above the attic space, the replacement of the main portion of the house roof, and the addition of new windows for egress. The attendees also discussed the existing shutters on the home and whether they should be removed or updated. Massing was noted to be appropriate.

The Commission reviewed a set of architectural drawings comprising of plans, roof plans, and elevations showing existing and proposed conditions, plus photographs and renderings. No public comment was made.

The motion to approve the application for subcommittee to remove the shutters on the third floor, update the roof line details (purlin rafters), install cedar shingles with a 1x6 fascia board termination and install a smaller code-compliant casement window at the third floor was made by Commissioner Deacon, seconded by Commissioner Korian, and approved by the commission unanimously.

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

APPROVAL OF MINUTES

Approval for the meeting minutes for February and March 2025 was approved without comment. No public comment was made.

SUBCOMMITTEE REPORTS

Mr. Tajzler confirmed that the subcommittee approved the requested changes to 34 Appleton Street's facade. 336 Washington has had several back-and-forth correspondences concerning the covered roof structure and connection with the building's rear facade and the HPC Commission requested Mr. Tajzler and Mr. Smolyn reach out directly to the applicant to resolve the missing information expeditiously.

Mr. Smolyn will follow up with the building department regarding the enforcement action at 259 Ridgewood Avenue *[Editor's Note: it was noted in error in March's Meeting Minutes as 359]*. For 332 Ridgewood Avenue, Homeowner has been responsive and will likely be on the May agenda.

OLD BUSINESS

- HPC attended the public hearing on the ordinance changes on March 18th at 7 pm.
- Mr. Smolyn provided a note concerning ordinance changes which we were received by Planning and Development Group
- Mr. Smolyn sent the recording of the National Alliance of Preservation Commissions presentation on substitute materials to the commissioners. Commissioners asked to inform Mr. Smolyn after it has been watched for tracking purposes.
- Mr. Smolyn distributed the "Field Guide to the American House" books to remaining in need commissioners.

NEW BUSINESS

- HPC to attend Glenridge Arts and Eco Fair on May 17th.
- The meeting also touched on the issue of the Ridgewood Avenue School's landscaping work and the possibility of installing turf on the front and side yard which is not in the purview of HPC.
- Recommended edits to the Design Guidelines were provided to Mr. Smolyn by Chair Darby and Vice Chair Yewaisis
- All Commissioners are to Complete 2025 financial disclosure forms
- 311 Ridgewood Avenue's appeal was rejected by the Planning Board.

PUBLIC COMMENT

None

ADJOURNMENT

On a motion by Vice Chair Yewaisis, seconded by Commissioner Stearns with all in favor, the meeting was adjourned at 10:36 p.m.

Respectfully submitted,

Alexei Tajzler, RA
Consultant to the Historic Preservation Commission