



**BOROUGH OF GLEN RIDGE
HISTORIC PRESERVATION COMMISSION**

Summary of the Minutes
May 7, 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
Joaquin Stearns
Dina Deshan (Alt. 1)
Jeff Link (Alt. 2)
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.

188 Midland Avenue (25-013)

Rear Addition and Porch

David and Alyssa Case

Chair Darby called for the application. The applicant, David and Alyssa Case, along with their Architect, Courtney Rombough, presented a proposal to install a two-story addition and rear porch. Ms. Rombough presented a detailed floor plan of a house remodel project, including the addition of a new kitchen, mud room, powder room, and screen porch. The existing kitchen will be converted into a scullery and pantry. The new addition will have a dressing room on the second floor, and the primary suite will have a proper dressing room. The house, built in 1910, will retain its original shingle cottage style and the new brick will match the existing brick. The new basement windows will match the existing windows, and the new railing will match the existing railing in the front. The new door to the mud room will match the existing door, and the new windows will match the 9 over one style of the existing windows. The trim will match, and

square columns will be added to the porch. The existing fence and arch will be rebuilt to replicate the existing fence. The new windows will have simulated divided lights to match the existing windows. The remodel project will be consistent with the neighborhood's style, with many houses having additions on the back.

The Commission primarily focused on the massing of the second-floor aspect of the addition and was concerned it was not clearly differentiated or subordinate to the original building. They asked for a setback to be considered to alleviate these concerns. The Commision also discussed the roof slope, with a suggestion to increase it for better proportionality with the rest of the house. They noted the need to address the gutter layout and chimney height from a code perspective. The committee also discussed the materials for the stairs, with a suggestion to match the brick and mortar to the existing house.

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 with the following requests:
Move the second floor dressing room wall in by 16-18 inches to break up the monolithic appearance, consider increasing the roof slope on the second story addition, revise the gutter layout based on the new roof line, check the code requirements for chimney height and make necessary adjustments, and provide cut sheets for exterior lighting fixtures. The motion was made by Commissioner Stearns, seconded by Commissioner Deshan and approved by the commission with 6 votes.

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

92 Hawthorne Avenue (25-014)
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, returning to the HPC after initially presenting in April 2025. The meeting focused on discussing and refining the design of a Dutch colonial home expansion. The applicant discussed the massing and scale of the addition, with a particular focus on the second floor and the rooflines. The Commission agreed that the massing and scale had been significantly improved, with the second floor now set back 14 inches. The attendees also discussed the overhangs of the addition, with some suggesting that they should be reduced to match the overhangs of the main house. The conversation ended with a consensus that the design had been improved and was now more in line with the rest of the house.

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 with the condition to adjust and tighten the overhangs on all three sides of the new addition to match existing second floor overhang on the street facade.

The motion was made by Commissioner Yewaisis, seconded by Commissioner Stearns and approved by the commission with 5 votes.

Darby	Yes				
Colello	Yes	Stearns	Yes	Yewaisis	Yes
		Deshan (Alt.1)	Recused	Link (Alt. 2)	Yes

APPROVAL OF MINUTES

Approval for the meeting minutes for April 2025 was approved without requests for two typos of last names to be corrected. 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.

A violation tracker has been created in order for Mr. Smolyn and Mr. Tajzler to keep records on ongoing issues. For 259 Ridgewood, Mr. Smolyn has made contact with the Homeowner who is doing the work himself and will continue to follow-up through the summer. For 311 Ridgewood Avenue they are going to proceed with terracotta tiles for the publicly visible areas of the rooftop replacement. 252 Ridgewood has been told to remove the ancillary structure within the front yard. 332 Ridgewood Avenue is expected to be on an upcoming agenda.

OLD BUSINESS

- HPC to attend and run a booth at the Glenridge Arts and Eco Fair on May 17th.

NEW BUSINESS

- 244 Ridgewood has expressed a desire to demolish a portion of their retaining wall and has been informed they must come in front of the HPC Commission.
- Debbie Henry is retiring and HPC is to meet with her successor.
- Mr. Smolyn is to work with Eric DeLine to incorporate SHPO comments to the pending ordinance changes.

PUBLIC COMMENT

None

ADJOURNMENT

On a motion by Vice Chair Yewaisis, seconded by Commissioner Link with all in favor, the meeting was adjourned at 9:46 p.m.

Respectfully submitted,

Borough of Glen Ridge Historic Preservation Commission
May 7, 2025

Alexei Tajzler, RA
Consultant to the Historic Preservation Commission