



**BOROUGH OF GLEN RIDGE
HISTORIC PRESERVATION COMMISSION**

Summary of the Minutes
June 4, 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
Robert Deacon
Greg Lane
Dina Deshan (Alt. 1)
Jeff Link (Alt. 2) - for 25-014 and 24-017 only
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.

32 Clairidge Court (25-016)

Rear Addition

Lisa Zhan-Monigan and James Monigan

Chair Darby called for the application. The Architect, Mr. Sam McNutt, presented the proposal for extending the kitchen and adding an adjacent mudroom. The addition will match the existing brick exterior and include a small hip roof. The project involves expanding the kitchen layout with new cabinets and an island, creating a tiled mudroom with storage, and adding new steps to the existing patio. The Commission requested the mortar match as well.

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

The motion to approve as submitted was made by Commissioner Yewaisis, seconded by Commissioner Deacon was approved by the commission with 7 votes.

Darby	Yes			Lane	Yes
Colello	Yes	Stearns	Yes	Yewaisis	Yes
Deacon	Yes	Deshan (Alt.1)	Yes	Link (Alt. 2)	Not Present

90 Ridgewood Avenue (25-015)
Retaining Wall Repair and Modification
Elizabeth and Miguel Nieves

Chair Darby called for the application. The applicant, Elizabeth and Miguel Nieves, along with their Landscape Architect, Sigrid Morgan, presented a proposal to repair and modify a section of the existing retaining wall on their property at 90 Ridgewood Avenue. They plan to rebuild the damaged portion, widen the driveway entrance slightly, add piers for gates, replace the concrete cap with bluestone, and potentially add lighting to the piers.

The commissioners extensively discussed details such as the height of the new piers, coordination with neighbors on adjacent wall sections, and lighting options. The commissioners expressed concerns about the structural integrity of the wall, especially regarding a pier at the property line. They suggested that the application should include a plan for the pier, even though it is not on 90 Ridgewood's current property (though once was historically) and thus is connected structurally. The commissioners also debated the appropriateness of changing the cap material from concrete to bluestone. The commission proposed that the applicant make a subsequent representation via a letter from the Neighboring Owner that given the strong likelihood the neighboring pier will require reconstruction in tandem with 90 Ridgewood's wall that both will be rebuilt in-kind - with the understanding that they will work out the financial details with their neighbor. The coping stone of the neighbor's pier will be concrete to match.

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 a certified letter from the Neighboring Owner concerning the pier reconstruction was proposed by Commissioner Stearns and seconded by Commissioner Colello was approved by the commission unanimously.

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

The motion to approve the application with bluestone coping stones within 90 Ridgewood and concrete coping on the neighboring property was proposed by Commissioner Deacon and seconded by Commissioner Lane was approved by the commission with 5 votes.

Darby	Yes			Lane	Yes
-------	-----	--	--	------	-----

Colello	No	Stearns	Abstain	Yewaisis	No
Deacon	Yes	Deshan (Alt.1)	Yes	Link (Alt. 2)	Yes

The motion to approve the application with the proposed lanterns was proposed by Commissioner Deacon and seconded by Commissioner Lane was approved by the commission with 7 votes.

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

74 Douglas Road (25-017)
Side and Rear Addition and Facade Changes
Carly and Andrew Kaskel

Chair Darby called for the application. The Architect, Mr. Jason Papa, presented the proposal for renovating the historic Queen Anne property. The plan includes adding a bay window and a mudroom with basement access at the rear of the house. The new addition is designed to resemble a gatehouse, mimicking the main house's architectural features while remaining subservient to it. Mr. Papa detailed how the addition will match existing elements such as brick patterns, roofing materials, and decorative features, aiming to maintain the property's historic character while improving functionality.

The commission found the massing acceptable and praised the architect's efforts to mimic the Queen Anne style of the existing structure and commended the architect for maintaining the integrity of the unique property. Minor questions are raised about specific architectural details, such as the flare on the clapboard and the arch above the doors.

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

The motion to approve as submitted was made by Commissioner Deacon, seconded by Commissioner Collelo, was approved by the commission unanimously.

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

APPROVAL OF MINUTES

Approval for the meeting minutes for May 2025 was approved. No public comment was made.

SUBCOMMITTEE REPORTS

Mr. Tajzler confirmed that the subcommittee approved 21 Clinton Road (Slate Roof Replacement), 79 Glen Ridge Avenue (Third Floor Addition), and 188 Midland Avenue (Rear Addition and Porch). Administration approved 14 Hamilton Road

(Non-Visible Roof Solar Panels). 32 Hathway Place (Front Door, Stairs, and Windows) was also discussed concerning the documentation and process. 18 Hillside Avenue (Asphalt Shingle Replacement) was also discussed.

Mr. Smolyn will follow up on the following noted properties – 311 Ridgewood, 259 Ridgewood, 150 Washington, 28 Oakwood, and 404 Ridgewood. 332 Ridgewood Avenue was added to June's Agenda but did not attend.

OLD BUSINESS

- HPC attended and ran a booth at the Glenridge Arts and Eco Fair on May 17th.
- Revisions to the Historic Ordinance remain ongoing after incorporating feedback from the State Historic Preservation Office.

NEW BUSINESS

- HPC to work on Public Awareness including reaching out to Glen Ridge Paper.
- HPC to investigate expiration dates on permits and applications.

PUBLIC COMMENT

None

ADJOURNMENT

On a motion by Vice Chair Yewaisis, seconded by Commissioner Link with all in favor, the meeting was adjourned at 9:37 p.m.

Respectfully submitted,

Alexei Tajzler, RA
Consultant to the Historic Preservation Commission