



**BOROUGH OF GLEN RIDGE
HISTORIC PRESERVATION COMMISSION**

Summary of the Minutes
July 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
Peter Korian
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.

483 Ridgewood Avenue (25-018)

Rear Addition

Luigi and Bernadette Bassani

Chair Darby called for the application. The Architect, Mr. Joseph Burno, presented the proposal for a 16-foot by 23-foot family room addition in the northeast corner of the building. The discussion covered exterior materials, including matching stucco, roofing, and window trim with the existing house, as well as the chimney cap which will match the existing structure rather than adding a new cap as previously suggested in the rendering. Christine made a motion to approve the application, adding a note about resurfacing the original side facade, which was supported by the commissioners.

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

The motion contingent on adding a note to resurface the original side facade was made by Commissioner Yewaisis, seconded by Commissioner Korian was approved by the commission with 7 votes.

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

345 Maolis Avenue (25-019)
Rear Addition and Fenestration Modifications
Soni Kon and Daniel DiBernardo

Chair Darby called for the application. The Architect, Ms. Karen Brinkman, presented the proposal for adding a one-story addition to square off the back of the house, expanding the kitchen, and creating a first-floor powder room. The commission expressed no concerns about the massing of the project. A key discussion point was the choice of materials for the exterior, particularly the replacement of existing cement board siding. The Commission requested the applicant explore alternative products beyond Hardy Plank, including GAF's Weatherside, and agreed that if Hardy is used, a sample would be required to be provided for Administrative review.

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 Link, seconded by Commissioner Stearns was approved by the commission with 7 votes.

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

4 Appleton Road (25-020)
Rear Pergola
Lisa Deti

Chair Darby called for the application. The Architect, Mr. Daniel Kopec, presented the proposal for modification of the existing rear deck including a new pergola. The deck will remain in current shape and capacity but the railing will be

removed in favor of a lattice clad pergola with all wood or paintable composite materials. The existing lattice is to remain below the deck.

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

The motion to approve contingent on revised drawings showing the material of trellis, depiction of the gutter and leader relocation, ledger board, and existing windows, doors, and light fixtures was made by Commissioner Stearns, seconded by Commissioner Yewaisis was approved by the commission with 7 votes.

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

480/482 Ridgewood Avenue (25-021)

Demolition of 482 Ridgewood and Addition to 480 Ridgewood Avenue

Sabrina and Aaron Kramer

Chair Darby called for the application. The Architect, Mr. Daniel Kopec presented the proposal for demolition of a non-contributing structure at 482 Ridgewood Avenue, owned by Aaron and Sabrina Kramer.

The commission further discussed Daniel's proposal to expand the existing structure at 480 Ridgewood Avenue, focusing on the massing, setbacks, and connection to the main house. They expressed concerns about the design appearing as a separate secondary structure rather than an integrated addition, with suggestions to push the addition back and connect it more seamlessly to the existing house. The commission appreciated the materials and details but felt the design needed to better align with the existing home's residential character and scale. **The applicant opted to withdraw the section of the application concerning the Addition.**

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

The commission approved the demolition request, contingent upon the approval of the replacement structure to ensure compatibility with the historic streetscape. The commission emphasized that the demolition cannot occur until the replacement proposal is approved. This stipulated motion was made by Commissioner Stearns, seconded by Commissioner Yewaisis was approved by the commission with 7 votes.

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

172 Bay Avenue (25-022)

Garage Demolition

Carl Sanberg

Chair Darby called for the application. The Architect, Ms. Karin Robinson presented a request to demolish an existing garage at 172 Bay Avenue, providing detailed context about the property's history and current condition. The group

discussed the garage's location and visibility from the street, with Geoffrey emphasizing the importance of viewing it from the street level rather than the driveway.

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 Korian, seconded by Commissioner Link was approved by the commission with 7 votes.

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

APPROVAL OF MINUTES

Approval for the meeting minutes for June 2025 was tabled due to requests made concerning the verbiage of 90 Ridgewood Retaining Wall approval and minor spelling errors. No public comment was made.

SUBCOMMITTEE REPORTS

Mr. Tajzler confirmed that the subcommittee approved 32 Hathway Place (Front Door, Stairs, and Windows). 92 Hawthorne (Addition), 39 Woodland (Retaining Wall), and 90 Ridgewood (Retaining Wall) remain under review.

VIOLATIONS

Mr. Smolyn will follow up on the following noted properties – 330 Ridgewood (Pergola and deck without a permit), 404 Ridgewood (Column removal), and 259 Richmond Avenue regarding compliance with agreed modifications

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 9:35 p.m.

Respectfully submitted,

Alexei Tajzler, RA
Consultant to the Historic Preservation Commission