

**A SUMMARY OF THE MINUTES OF THE  
GLEN RIDGE HISTORIC PRESERVATION COMMISSION  
HELD IN THE MUNICIPAL BUILDING**

**February 7, 2024**

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**OPMA & ROLL CALL**

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

This meeting was held in the Council Chambers of the Glen Ridge Municipal Complex.

PRESENT: Chair Geoffrey Darby  
Vice Chair Christine Yewaisis  
Nicholas Colello  
Robert Deacon  
Peter Korian  
Joaquin Stearns  
Dina Deshan (Alt. 1)  
Jeff Link (Alt. 2)

Margaret M. Hickey, Consultant to the Historic Preservation Commission

ABSENT: Greg Lane

**HEARING OF THE APPLICATIONS**

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

*Dina Deshan recused herself from the next application.*

**90 Ridgewood Avenue**

**Miguel and Elizabeth (Liz) Nieves**

Chair Darby called for the application. Miguel Nieves, owner, and Jonathan Perlstein, architect, present the application, which is the third submission, to adjust the detailing and materials on the front elevation of a new construction; the massing, form, and layout were approved at the January meeting. Mr. Perlstein reviewed the changes, which include the following: increased the amount of shingle and reduced the amount of stone at the first floor so the stone is the water table treatment; the arches have been standardized and the treatment is a decorative shingle; added a pent roof to break up the massing between the first and second floors; and carried the material treatments to the side elevations.

Mr. Stearns noted that the changes are successful and bring a level of balance to the design and the stone as water table works in his opinion. He did question how the arches will be resolved but this could be reviewed and approved at subcommittee. Mr. Korian agreed with Mr. Stearns including the arch detail needs to be reviewed with a mock-up. Mr. Deacon noted that the arch detail should only be texture not color. He also noted that the pent roof is deeper than the main roof and the gutters and leaders have not been resolved to their placement. He noted that the changes are an

improvement and appreciated this. Mr. Colello noted if the height of the stairs change at the front, applicant needs to return with detailing on the railings, He also noted that the light pattern on some of the windows need clarification/note should be corrected to match what is drawn.

On a motion by Mr. Stearns, seconded by Ms. Yewaisis, the application was approved as submitted, with the following conditions to be reviewed by subcommittee:

1. The pent roof overhang should align with the main roof overhang;
2. If a railing is needed, details should be provided for review by subcommittee;
3. The window notes should align with the drawn elevations;
4. The shingle detailing will need to be reviewed as part of a mock-up; and
5. Drawings should show the gutter treatments.

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

*Dina Deshan returned to the meeting.*

**344 Washington Street**

**Meredith Marlin**

Chair Darby called for the application. Meredith Marlin, owner, presented the application to replace the existing slate roof with a synthetic slate; this is a return application from last month. Per the HPC’s request, Ms. Marlin engaged a structural engineer who recommended removing the slate roof to alleviate some of the weight on the house. Ms. Marlin also brought a sample board of the proposed synthetic slate. Mr. Link confirmed with the owner she plans to retain the snow guards. Mr. Stearns said that the engineer’s report did not include a load calculation and Ms. Yewaisis agreed with his observation. Ms. Deshan noted that the existing roof does not vary in color, so the sample is a good match. Mr. Deacon has similar issues brought up by Mr. Stearns and Ms. Yewaisis with regard to the engineer’s report and does not provide much insight into the actual structural problems, their cause, and whether the slate is directly related to the cause. Mr. Link recommended we take the recommendations of the report and confirmed that if the HPC went in this direction, that is, the substitute material as proposed, is acceptable. There was some discussion on these two points by all members. Ms. Marlin also noted that she is concerned about getting a contractor who is able to maintain the slate because she has not had much success thus far. Mr. Stearns noted that replacing the slate may extend the life of the building, which is an HPC goal.

On a motion by Mr. Stearns, seconded by Mr. Link, the application was approved as submitted, with the following condition:

1. Maintain the existing snow guards.

Darby	No	Deacon	No	Korian	Yes
Colello	Yes	Stearns	Yes	Yewaisis	Yes
Lane	Absent	Deshan (Alt. 1)		Link (Alt. 2)	Yes

**17 Madison Street**

**David Harton**

Chair Darby called for the application. David Hartop, owner, presented the application to remove jalousie windows on the side of an enclosed rear porch and replace with siding. He noted the jalousie windows no longer operate and the windows look into the neighbor’s driveway. Mr. Deacon confirmed the new siding would be cedar to match the existing house. Mr. Darby noted that the siding should cover the top board similar to the main house. There was also a discussion on how the end of the siding will be detailed and this will be determined by how the new windows at the rear, which are not HPC purview, will be finished and if there will be siding on the rear to meet a mitered edge.

On a motion by Mr. Deacon, seconded by Ms. Yewaisis, the application was approved as submitted, with the following conditions to be reviewed by subcommittee:

1. The siding is to extend to the next one above the lower board so the two sidings match between the rear porch and existing house.
2. End of the siding should be mitered to match the main house if capable due to the edge conditions on the rear elevation or with a corner board.

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

**15 Mitchell Place**

**John and Victoria Solarino**

Chair Darby called for the application. John and Victoria Solarino, owners, and Courtney Rombaugh, architect, presented the application to close one window on the side elevation and add a deck to the rear. One other side window will remain. The window changes are related to kitchen renovations on the interior. Mr. Link confirmed there will be no footprint change for the main house and recommended the architect confirm there is adequate space between the new deck and the garage. Ms. Yewaisis noted that the deck material should be composite with narrow balusters. Mr. Colello noted that removing the one window will leave the side elevation with a large expanse of no windows. Mr. Stearns noted the overhang helps to break up the elevation. Mr. Stearns agreed with Ms. Yewaisis and that more information on the deck, railings, and baluster spacing should be provided.

On a motion by Mr. Colello, seconded by Mr. Link, the application was approved as submitted with the following conditions to be reviewed by subcommittee:

1. Provide details for the porch and the material including the spacing of the balusters;

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

**89 High Street**

**Steven and Katie Minarick**

Chair Darby called for the application. Steven Minarick, owner, and Marco Malovarka, architect, presented the application to install a new dormer with a Jerkin-head to match the main house of the existing American Foursquare in order to make better use of the attic. In addition, the two smaller

side eyebrow dormers will be finished with half-round windows. Mr. Link confirmed the new dormer will be treated with exposed rafter tails to match the main house and the new casements in the dormers will be treated to look like double-hung sashes to match the main house. Mr. Deacon confirmed that the main roof ridge will not be touched. He also noted that the main house windows are one-over-one and Mr. Korian noted the dormer windows should match. Mr. Colello discussed in greater detail the treatment of the existing side dormers to maintain the original stucco or stucco-like material, or consideration should be given to returning the original triangle windows. After further discussion, by returning the original triangle windows the stucco finish would not be needed on the existing side eyebrow dormers. The majority of the members preferred this option.

On a motion by Mr. Deacon, seconded by Mr. Korian, the application was approved as submitted with the following conditions to be reviewed by subcommittee:

1. The side eyebrow windows should restore the triangle windows. The applicant shall undertake more investigation and return with the option of the triangle window or why it cannot be restored.
2. The new windows at the front dormers shall look like one-over-one sashes.

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

**319 Forest Avenue  
Erika and Dinh Truong**

Chair Darby called for the application. Dinh Truong, owner, and Val DiGiacinto, architect, presented the application to add a rear covered porch visible from the north side of the house and remove two and add three windows (Andersen 400 series with SDL/GBG). The rear porch will include covering a new outdoor kitchen and it will be composed of a low wall upon which wood posts will support a gable roof. Mr. Stearns confirmed the low wall will be CMU with stucco to match the main house’s foundation. Mr. Colello commented that the massing of the new roof is too great both in length and overall height (pitch of roof). The majority of the HPC members agreed with this assessment and after some discussion recommended reducing the roofline/ridge and cutting back the porch/roof by at least four feet with the understanding that the subcommittee may make further comments depending on the final appearance.

On a motion by Mr. Deacon, seconded by Mr. Stearns, the application was approved as submitted, with the following conditions to be reviewed by subcommittee:

1. Reduce the roof to more of a shed / in keeping with the main house.
2. Reduce the length of the porch overhand to plus or minus 16 feet.

Darby	No	Deacon	Yes	Korian	Yes
Colello	Yes	Stearns	Yes	Yewaisis	Yes
Lane	Absent	Deshan (Alt. 1)		Link (Alt. 2)	Yes

**APPROVAL OF MINUTES:**

None this meeting.

**SUBCOMMITTEE:**

HPC Consultant Hickey noted there were no subcommittees this month. However, it was discussed that the pergola at 170 Ridgewood Avenue is white, and the Owner agreed to paint it brown.

**OLD BUSINESS**

- Ordinance Changes: Mr. Darby, Ms. Yewaisis, and Ms. Hickey agreed to meet to review the Ordinance changes.

**NEW BUSINESS**

None

**ADJOURNMENT**

On a motion by Ms. Yewaisis, seconded by Mr. Korian, with all in favor, the meeting was adjourned.

Respectfully submitted,

Margaret M. Hickey, AIA  
Consultant to Glen Ridge HPC