

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

**May 1, 2024**

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**OPMA & ROLL CALL**

Chair Darby called the meeting to order at 7:00 p.m. and Ms. Hickey read the Sunshine Act Notice and called the roll.

This meeting was held via video conference.

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

Margaret M. Hickey, Consultant to the Historic Preservation Commission

ABSENT: Robert Deacon  
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.

**14 Hamilton Road**

**Nina and Harun Glucksman**

Chair Darby called for the application. Nina and Harun Glucksman, owners, and Nick Mandarakas, architect, presented an application for a kitchen renovation to add a casement window to bring light into the space. The plan is to have the window casing to match existing. Mr. Stearns noted that the windows should change from a single window two (2) six-over-one sashes of casement or double-hung to look like casement sashes and center the two windows to align with the center of the existing second floor window for consistency with the other fenestration.

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

1. Note on the drawings that the trim is to match the existing;
2. Change to two (2) six-over-one casements windows to look like double-hung sashes at the new kitchen opening;
3. Opening size proposed is fine but should be confirmed graphically; and
4. Center of the new windows should align with center of the second floor window.

Darby	Yes	Deacon	Absent	Korian	Yes
Colello	Yes	Stearns	Yes	Yewaisis	Yes

Lane	Absent	Deshan (Alt. 1)	Yes	Link (Alt. 2)	Yes
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**76 Essex Avenue**

**Mark Annunziato and Vin Elio**

Chair Darby called for the application. Mark Annunziato and Vin Elio, owners, Jill Raleigh, landscape designer, and Tod Coleman, contractor, presented the application to add a new patio and deck combination at the rear of the house that will be visible from one side of the house. The deck will be 23 feet deep with planter boxes and a finished seating wall and composite decking. The planter boxes, which will be the most visible from the right of way will be the same material as the deck. Chair Darby and others had questions how the planter boxes would be treated and transition from the existing foundation as well as how it will work with the grade. Ms. Yewaisis asked if the owner could use wood instead of deck material especially to eliminate the groove detail between the deck boards and for the material to have a smooth finish. Mr. Darby agreed that a composite or wood would be better, with a smooth finish, but not decking.

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

1. Change the siding material to a smooth finish in either wood or a smooth composite material.
2. Update the drawings to show the siding and foundation, etc. with more detail and the transitions between the new porch and existing foundation better detailed.

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

**114 Clark Street**

**Richard and Suzanne Kelsey**

Chair Darby called for the application. Suzanne Kelsey, owner, presented the application to add a new deck toward the rear that will be screened by a new wood slat wall in teak. It was determined that after discussions, if the slat wall was built the deck would not be visible and not reviewed as the screen would be a built feature. Most of the members of the HPC thought that there was not enough detail on the drawings for the proposed wall to be able to make a decision and the Owner needed to return with more details or eliminate the wall with a deck design that meets the design guidelines for the historic district.

The application was withdrawn.

**301 Washington Street**

**Antonio Pavan and Debbie Forman**

Chair Darby called for the application. Debbie Forman, owner, and George Azrak, architect, presented the application to undertake multiple repairs and upgrades to the exterior of the house. The discussion was broken into components. The first component is to remove the Garden State Brickface material from the exterior and restore the stucco to match the historic images. This work also includes the removal a small rear addition that is not original to the house. The HPC members had no issue with the removal of the rear addition. There was extensive discussion about the ramifications of removing the brickface material without also addressing the window and door surrounds because the drawings show just an even swap of the materials where the historic images show that each window had wide wood casings that also had a reveal. Most HPC members agreed

that if the stucco is to be restored to the historic image than the trim elements around windows and doors, etc. and the reveals at cornice transitions also need to be met. Due to the disagreement between the members, a vote was taken specific to the treatment of the stucco and related exterior casing details using the historic image provided by the application as a guide. Chair Darby noted that if there are concerns on the part of the subcommittee on the treatment of the exterior once the drawings are updated, the application may have to return to the full committee.

Motion 1: On a motion by Mr. Korian, seconded by Ms. Deshan, the application to install new stucco to match historic images including the treatment of the windows, doors, cornices, etc. and to remove small addition at rear of building was approved with the following to be reviewed by subcommittee:

1. Show the detail of the stucco treatments including how the window surrounds and cornices will be treated with the new stucco. Per discussion, the updated drawings should also show adding the wood trim around the windows once the fake brick is removed.

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

The second item discussed included the reworking of existing windows on the side elevation to also better reflect the historic image with some modifications to work with interior layouts. The glass block opening would be removed and new window openings better aligned between the first and second floor levels installed.

Motion 2: On a motion by Mr. Link, seconded by Mr. Colello, the application to new window configurations at the side elevation was approved as submitted.

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

*Peter Korian left the meeting due to another obligation.*

**19 Oakwood Avenue  
Nicole and Arnaldo Castellanos**

Chair Darby called for the application. Nicole Castellanos, owner, and Courtney Rombaugh, architect, presented the application to change an enclosed front porch to one that is open including new wood railings, columns, and pilasters. The work also includes rebuilding the retaining wall with new brick in a different color than what exists. There is also a new egress basement window proposed on the front of the house. The work also proposes eliminating a kitchen window on the north side first floor at the kitchen. Mr. Colello expressed concern about eliminating the window on the north side because it leads to a large expanse of wall without a window and should be kept at least as a shadow box to match the window at the front first floor. The aluminum railing is not the correct material for the front porch and should be changed to a traditional wood or composite with top and bottom rail and closely-spaced balusters. The application should provide the cut sheet for the emergency egress at the basement window. The existing retaining wall is two different materials and Mr. Colello confirmed that the front and driveway will be replaced to a singular material and the corner treatment should be

shown and brick samples provided. It was also noted that the pilaster at the front porch should be at least half the depth of the proposed columns.

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

1. The railings at the front porch should be wood with details provided.
2. Provide a detail for the corner treatment of the retaining wall.
3. Provide a sample of the red brick which may have a stone cap depending on how the retaining wall is detailed.
4. Provide a shadow box for the north side window to match the front window.
5. Pilasters at the front porch should be half the depth of the columns.
6. Provide a cut sheet for the basement egress and proposed light fixtures.

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

**507 Ridgewood Avenue  
Nick and Sarah Andlinger**

Chair Darby called for the application. Nick and Sarah Andlinger, owners, and Jaclyn Varland, architect, presented the application to add a second story over a one-story wing that faces Ridgewood Avenue. The new second floor addition will be painted brick to match the existing house including new slate at the side-gable roof, a wood cornice, paired casements to match the first floor windows, and new shutters. The HPC members all found the massing of the new addition to be appropriate. The discussions of the HPC members focused on the configuration of the new roof over the two-story addition. The proposed roof pitch is dictated by the attic windows that the owner wants to retain and the HPC members agreed these should be retained. The suggestion by most was to explore lowering the pitch of the proposed roof including adding two courses of brick to the addition to maintain an appropriate interior head height, and carrying the details of the cornice from the main house to the addition. This proposed change may change the height of the windows, which should be made as tall as possible to retain proper proportions on the front elevation. Mr. Colello suggested also adding snow guards to the new roof to match the main house.

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. Adjust the roofline of the addition and make windows as tall as possible.
2. Match the cornice and dentils of the main house.
3. Add snow guards to the roof.
4. The shutters should match the existing house including operable hardware.

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

**76 Midland Avenue  
VH Home Holdings, LLC**

Chair Darby called for the application. Shlomo Bongart, owner, Andrew Balliet, project manager, and Shlomo Garfinkel, architect, presented the application to add two dormers at the front of the existing two-and-a-half story house for additional living space in the attic and to expand the second and attic levels to the rear over an existing one-story extension. This rear extension is proposed to cantilever over the one-story extension by two feet. This work also includes adding a dormer between the main house and the rear addition and numerous changes to the windows on the side elevations. There were several concerns on the proposed addition, particularly the detailing of the windows and how the addition meshed with the existing house that were discussed. These included the size and detailing of the rear dormers to gain head height in the attic, the cantilever of the addition, which is extensive, and that the rear balcony would be visible from the right of way. Suggested changes included reconfiguring the new rear dormer to be less prominent when looking down the sides of the house, truncating the cantilever at the edges so it is not prominent and thereby creating more of a bay projection at the rear, and cutting back the rear balcony. In addition, the HPC members reviewed every treatment of the window configurations to streamline them including: aligning the window heads, making sure there are no expanses of wall without windows, and windows align between floors and to each other---any changes need to be properly noted on the drawings.

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

1. The dormers/shed roof on the back need to be pulled back from the edge of the roof. Concern that it looks like a solid wall. This applies to both sides of the rear roof.
2. The overhang is too much at the rear, this needs to be pulled back creating a balance or relieve the corners so the overhang is not visible.
3. Pull back the second floor deck so it is not visible from the street.
4. Left Side Elevation:
  - Weave siding into the existing – add a note where window is being removed.
5. Right Side Elevation:
  - Same note to weave siding as noted on the Left Side Elevation.
  - The windows on either side of the chimney need to be spaced the same distance from the chimney and the sills and heads align.
  - The new window next to the chimney window (window 3 on the main building counting from the front) should have its head align with the other windows on this elevation.
  - The fourth window is not drawn properly in plan based on the position shown on the plan.
  - Second floor window, first from the front, should align with the window below - centered.
  - Attic window should match the window on the left side; it can remain a casement but should look like a double-hung.
  - The window on the front porch needs to be smaller and pulled away from the corner of the main house. (4 inches from the edge to casing would be good).
6. Balusters on the railings need to be 1 x 1 with 3-inch centers.

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

**APPROVAL OF MINUTES:**

None this meeting.

**SUBCOMMITTEE:**

**78 Lincoln Street** (rear addition and front porch) – Architect provided revised drawings showing changes to the gable end and other related changes were approved by subcommittee.

**4 Hamilton Road** (rear addition and deck) – Architect changed the windows as requested at the second floor and chimney on the north elevation per HPC, which were approved by subcommittee.

**OLD BUSINESS**

- Arts & Eco Fair: This year Mr. Darby will coordinate HPC presence at the fair on May 18<sup>th</sup>.
- Ordinance Changes: Proposed changes to the ordinance are in progress.

**NEW BUSINESS**

None

**ADJOURNMENT**

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

Respectfully submitted,

Margaret M. Hickey, AIA  
Consultant to Glen Ridge HPC