

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

June 5, 2024

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
Robert Deacon (arrived late)
Greg Lane
Dina Deshan (Alt. 1)
Jeff Link (Alt. 2)

Margaret M. Hickey, Consultant to the Historic Preservation Commission

ABSENT: Peter Korian
Joaquin Stearns

HEARING OF THE APPLICATIONS

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

Due to the long agenda, Chair Darby proposed a change for the HPC members' consideration: move 114 Clark Street, 78 Willow Street, and 401 Forest Avenue to subcommittee for administrative review.

On a motion by Ms. Yewaisis, seconded by Mr. Colello, the follow applications were moved to subcommittee for administrative approval:

1. 114 Clark Street;
2. 78 Willow Street; and
3. 401 Forest Avenue.

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

**96 Sherman Avenue
Alissa and Zubin Jelveh**

Chair Darby called for the application. Alissa Jelveh, owner, and Dan Kopec, architect, presented a resubmission for a two-story side and rear addition to an existing two-story home where the architect reviewed the previous comments in detail and noted that the proposed design maintains the original house including the sunroom on the first floor, front but then extends a second floor over the sunroom and adds a two-story rear addition. The HPC members were generally in agreement with the

proposed changes and had only minor comments. Mr. Colello noted that there are a lot of windows proposed for the front elevation which does not fit with the context of the existing house. He suggested at least one window on the second floor front could be eliminated to create a better window-to-wall balance. Chair Darby noted the second floor window heads need to align.

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

1. Eliminate one window on the second floor front;
2. Match the head heights on the windows at the second floor;
3. The siding shall match the existing; and
4. Drawings to note that the sill and surrounds shall match existing at main house.

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

**20 Hillcrest Road
Marc and Polly Murphy**

Chair Darby called for the application. Marc and Polly Murphy, owners, presented the application to return the slate roof, which was changed at some point to asphalt, and in doing so would like to change the cladding of the dormer from stucco to slate to help ensure the longevity of the dormer. Mr. Colello confirmed that the window trim at the windows is to match existing.

On a motion by Mr. Colello, seconded by Mr. Link, the application was approved as submitted.

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

**48 Glen Ridge Parkway
Karen Galbraith**

Chair Darby called for the application. Karen Galbraith, owner, present the application to add a second floor over an existing side wing. The HPC members noted the massing of the new addition was fine. There was some discussion about adding shutters but it was determined there was no precedent for it at the wing Mr. Colello suggested bringing in the eave of the addition roof so it did not hit the fascia/eave of the existing house. The drawings should also show the gutters and the leaders.

On a motion by Mr. Deacon, seconded by Mr. Colello, the application was approved as submitted, with the following condition to be reviewed by the HPC Consultant:

1. Adjust the eave to avoid the intersection of the main roof and show the gutters and leader.

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

174 Bay Avenue
Nebojsa Stojcinovic and Nensi Bilinac

Chair Darby called for the application. Nebojsa Stojcinovic, owner, presented the application to eliminate the existing jerkinheads at both gable ends of an existing side gable roof to add more space to the attic. The HPC members were in agreement that the jerkinhead was a unique feature that should be preserved and if the Owner wishes to proceed with the work will have to return with a design that retains the jerkinheads but it can be to a lesser degree than full removal.

The application was withdrawn to return next month.

39 Woodland Avenue
Bennett Rummel and Christina Zhang

Chair Darby called for the application. Bennett Rummel, owner, and Jason Papa, architect, presented the application to replace the front portico including modification of the existing door surround, namely the fanlight window, and to replace and enlarge the existing rear sunporch including new doors and windows. Chair Darby noted that the front portico being proposed is in keeping with the architecture of the main house but the proposed loss of the fanlight is a problem and recommended shadowboxing the window rather than changing to a sunburst as proposed. The other HPC members tended to agree.

Motion 1: On a motion by Mr. Deacon, seconded by Mr. Colello, the application was approved as submitted for the front portico with the following condition to be reviewed by the HPC Consultant:

1. The existing fanlight should be shadow boxed rather than removed.

The rear enclosed porch is to be extended to the rear an additional three feet and new windows with corner pilasters and panels below the windows added. With the extension, the window proportions change so the panel configuration will change but will generally match the existing detailing. Mr. Colello asked about how the porch is detailed at the corners and confirmed the design intent is to match the detailing of the recently restored enclosed front enclosed porch wing.

Motion 2: On a motion by Mr. Deacon, seconded by Mr. Lane, the application was approved as submitted for the rear porch extension and modifications to be reviewed by the HPC Consultant:

1. Add a note to match the existing pilaster at the front of the house.

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

APPROVAL OF MINUTES:

On a motion by Mr. Colello, seconded by Ms. Yewaisis, the meeting minutes for February 7, 2024, March 6, 2024, and April 6, 2024 were approved with Mr. Deacon abstaining.

SUBCOMMITTEE:

301 Washington Street (stucco restored/window trim restored) – Owner followed the HPC’s guidance and the architect revised the drawings, which were reviewed and approved by subcommittee.

76 Midland Avenue (rear addition/front dormers/window modifications) – Owner followed the HPC’s guidance and the revised drawings were reviewed and approved by subcommittee.

14 Hamilton Road (kitchen window modifications) – Architect revised the graphics to show new window configuration at kitchen, which was approved by subcommittee.

19 Oakwood Avenue (entrance porch and retaining wall) – Owner and architect followed HPC guidance and revised drawings were approved. Brick to be submitted at a future date for review.

40 Forest Avenue (minor adjustments to dormers) – These cover in-construction modifications that were only minimally visible and included shifting some windows, adding a dormer at the rear, and a few other minor changes were approved by subcommittee.

507 Ridgewood Avenue (second story addition to a Colonial Revival) – Owner and architect followed the HPC guidance and revised the drawings. The subcommittee recommended no snowguards because the new roof pitch was too shallow in the revised version.

76 Essex Avenue (rear deck) – This project remains under review by subcommittee.

OLD BUSINESS

- Ordinance Changes: The proposed changes to the ordinance are currently with Glen Ridge’s Planner, Erik DeLine.

NEW BUSINESS

The HPC members recommended moving the July 3, 2024 meeting, which is the day before a holiday to Tuesday, July 2nd. On a motion by Ms. Yewaisis, seconded by Mr. Colello, the July meeting will be moved to Tuesday, July 2, 2024.

Two homeowners did work without prior approval including the removal of a slate roof at 385 Forest Avenue and the changing the front porch at 117 Hillside Avenue. Each owner has been given a citation and fines by the Building Department and HPC Consultant is working to get these two issues resolved.

ADJOURNMENT

On a motion by Mr. Deacon, seconded by Mr. Link, with all in favor, the meeting was adjourned.

Respectfully submitted,

Margaret M. Hickey, AIA
Consultant to Glen Ridge HPC