

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

November 6, 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
Robert Deacon
Joaquin Stearns
Dina Deshan (Alt. 1)
Jeff Link (Alt. 2)

Margaret M. Hickey, Consultant to the Historic Preservation Commission

ABSENT: Nicholas Colello
Peter Korian
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.

15 Highland Avenue

Luis Rodriguez

Chair Darby called for the application. Luis Rodriguez, owner, presented the application to add a rear sliding door with new wood stairs and iron railing to match other railings at the house. Mr. Link asked about the door, and the owner clarified it is noted in the Door Schedule on sheet A103. Ms. Yewaisis asked for greater clarification on which Andersen series of door is being proposed.

On a motion by Ms. Yewaisis, seconded by Mr. Deacon, the application was approved with the following changes to be reviewed by the HPC Consultant:

1. Provide a cut sheet for the new door.

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

39 Wildwood Terrace

Daniel and Carmen Pence

Chair Darby called for the application. Daniel and Carmen Pence, owners, and Karen Brinkman, architect, presented the application to enclose an existing deck to create a porch and reduce the number of windows on the front elevation of the wing. Mr. Deacon noted that the massing is fine. Mr.

Darby asked about the removal of the railing on the wing roof. The architect noted that the railing that is present is not original, does not match the other railing on the house, and using an EPDM roof on the wing makes adding a railing a difficult detail. Mr. Deacon asked if there was any consideration to add a new railing to match that at the house and the architect noted that the decorative piece does not fit with the existing conditions. There was some discussion on the placement of the windows/general spacing on the front elevation. The suggestion was made to add a corner board between the main house and wing to improve the spacing and proportions from window to wall.

On a motion by Mr. Stearns, seconded by Mr. Deacon, the application was approved with the following changes to be reviewed by the HPC Consultant:

1. Add the corner board at the house.
2. Show the leader locations.

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

107 Clark Street

David Surti and Nina Patel

Chair Darby called for the application. David Surti, owner, and Ross Padluk and Caeli Finch, architects, presented the application to restore the front and side porches, restore the wood shingle roof, which was seen in the early historic images, replace the windows and restore the fenestration pattern at much of the front and side visible elevations, restore the roofline over the side and front porches, remove the three-car garage, which is in poor condition and position a new three-car garage connected to the house toward the rear. The architect and owner reviewed the historic images, the drawings, and the provided renderings. Mr. Darby noted that project is ambitious. There were some minor clarifying questions on the approach for the restoration of the roofs, porches, and fenestration and all HPC members were generally fine with the approach. Ms. Yewaisis asked for proof that the three-car garage needs to be demolished, such as photographs of existing conditions. There was extensive discussion by all HPC members and the owner and architect on both the size of the new garage and its position in relationship to the house. The HPC members advised the owner and architect to relook at the design for the garage by shrinking the overall size in both height and width; however, they also advised the redesign to look at repositioning the garage to be more in line with the position of the existing garages, which face the street. The HPC members also asked the owner, who decided to withdraw their application, to return including cut sheets for the new windows and the garage doors.

Glen Ridge Country Club – Section 106 Review

Verizon Antennae

Chair Darby called for the application. Kathy Aeisele, representative of Terracon, presented the application on behalf of Verizon and to comply with Section 106 to replace an existing antenna at the County Club roof with a new one that is like the existing. The new one will be similar in height to the existing and there will be no new cables, all will be enclosed on a new cannister. These changes were made based on subcommittee comments made on an initial proposal and the HPC members appreciated the changes made.

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

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

APPROVAL OF MINUTES:

On a motion by Mr. Stearns and seconded by Ms. Yewaisis, the meetings minutes for the August 2024, September 2024, and October 2024 meetings were approved with one change to the header date for the September meeting; all agreed.

SUBCOMMITTEE:

21 Clinton Road (replacing slate roof damaged from a storm/tree fallen) - owner decided to keep the slate roof and make repairs.

237 Washington Street (replacing slate roof) - subcommittee picked the black colored asphalt, the most subdued option presented by the owner while also matching the existing pattern.

146 Hawthorne Avenue (rear extension and narrow porch) – architect made the changes to the windows and raised the patio per the HPC comments, and the subcommittee signed off on the changes.

90 Ridgewood Avenue (new house) – lighting submitted and approved by subcommittee; . subcommittee needs to also review the shingle treatment of the arches.

318 Forest Avenue (an older application for front porch/portico) – architect asked if the columns at a new front porch can be changed from square to round, and the balusters changed; these changes were approved by subcommittee.

OLD BUSINESS

- Ordinance Changes: The public hearings and adoption of new ordinance are scheduled for 2025. Ordinance changes are under attorney review currently.
 - Previous discussion about public notification prior to hearing was clarified by Erik DeLine and he clarified they are not needed.
 - HPC Consultant noted that Erik suggested that any new application material be linked to the agenda once the ordinance is updated.

NEW BUSINESS

- None.

ADJOURNMENT

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

Respectfully submitted,

Margaret M. Hickey, AIA
 Consultant to Glen Ridge HPC