



**BOROUGH OF GLEN RIDGE
HISTORIC PRESERVATION COMMISSION**

**Summary of the Minutes
February 5, 2025 – Municipal Building**

OPMA STATEMENT & 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
Robert Deacon
Peter Korian
Greg Lane
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 Mr. Alexei Tajzler who will be working alongside Mr. Steven Smolyn as the HPC Consultant. Chair Darby then briefly described the hearing process to the applicants and the members of the public.

**4 Tuxedo Road (25-003)
Window Replacement and New Window
Chris and Rob Gorzelany**

Chair Darby called for the application. The property owner, Mr. Robert Gorzelany, presented his proposal for a replacement window and new window in a previously bricked up masonry opening.

Robert Gorzelany discussed the proposed installation of a new window in a location where a previous window had been bricked up. He confirmed that the new window would match the existing adjacent window in terms of size, detailing, and materiality. Commissioner Colello raised a question about the existing casement window's grill pattern, which Robert confirmed was likely installed as part of a kitchen renovation in 1999, and the proposed windowsill, which will be architectural precast. Commissioner Deacon and Commissioner Sterns asked for more detailed information about the existing window's dimensions, but the commissioners agreed that the information provided in the application was sufficient.

The Commission reviewed four photographs with the proposed window outline mocked up plus the Pella Window Proposal which noted materials, finish, and dimensions. No public comment was made.

The motion to approve the application as presented was made by Commissioner Deacon, seconded by Vice Chair Yewaisis, and approved by the commission unanimously.

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

**79 Oxford Street (25-004)
Addition
Mr. And Mrs. Neil Rosini**

Chair Darby called for the application. The property owners, Mr. And Mrs. Neil Rosini Prabhakar, presented their proposal for a first-floor addition.

Neil and Elizabeth Rossini propose adding a bedroom and bathroom to age in place and accommodate visiting family. The commissioners discuss the scale, massing, and visibility of the addition, particularly focusing on the Sun Tunnel placement and a potential blank wall along the side of the addition.

In the meeting, the team discussed the details of a project, specifically focusing on the windows to be used. It was agreed that the windows should match the existing 6 over 6 windows. There was also a discussion about the height of the windows, with the consensus being that they will be slightly lower. Commissioner Deacon raised a concern about the ceiling height in the back area and suggested that the architect double-check the light tunnel's design to ensure the sun bubble will fit within the rafters of the proposed addition. The Commission generally approved of the design, noting that the addition's location and surrounding vegetation make it minimally visible from the street.

The Commission reviewed a set of architectural drawings comprising two sheets plus six photographs showing existing conditions. No public comment was made.

The motion to approve the application as presented was made by Vice Chair Yewaisis, seconded by Commissioner Link, and approved by the commission unanimously.

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

APPROVAL OF MINUTES

On a motion by Vice Chair Yewaisis, seconded by Commissioner Deacon, the meeting minutes for January 2025 were approved. No public comment was made.

SUBCOMMITTEE REPORTS

Mr. Smolyn reports on two applications from the subcommittee: 30 Willow Street's rear deck addition was not approved, and the applicant was encouraged to prepare a full application for the March meeting. The window revision for 84 Hawthorne Street was approved.

The Commission also discusses enforcement actions for two properties, 50 Hamilton Road and 334 Ridgewood Road, both have action undertaken by the Building Department and notifications served.

OLD BUSINESS

- Ordinance Changes: No changes from last month. Chair Darby to step up his involvement including reaching out to the Mayor directly as this process has been ongoing since October 2022.
- Commissioner Deacon to suggest a new date for the October meeting to avoid conflicts with Jewish holidays once the date approaches closer.

NEW BUSINESS

- Chair Darby to fill out and submit the form for a booth at the upcoming Glen Ridge Arts & Eco Fair on May 17, 2025 which the HPC has attended at least the last two years. Mr. Smolyn and Mr. Tajzler were requested to attend.
- Vice Chair Yewaisis, Commissioner Colello, and Chair Darby to form a subcommittee for the CLG grant application(s), one for photograph documentation of each existing property as viewed from the public thoroughfare, the second for a roof material study and indexing. Mr. Smolyn and Mr. Tajzler to provide guidance on the grant application process to the subcommittee.
- Mr. Smolyn to ensure the "Field Guide to the American House" books are distributed to commissioners who haven't received them with the March packets.
- Mr. Smolyn to notify the commission if there are more building department closures expected between now and April.
- Meetings are now virtual and on Zoom starting at 7:30. Should the number of applications be significant for a

particular meeting, Mr. Smolyn and Mr. Tajzler will adjust the order in the agendas to address simpler applications first.

PUBLIC COMMENT

None

ADJOURNMENT

On a motion by Vice Chair Yewasis, seconded by Commissioner Stearns, with all in favor, the meeting was adjourned at 8:39 p.m.

Respectfully submitted,

Alexei Tajzler, RA
Consultant to the Historic Preservation Commission