



**BOROUGH OF GLEN RIDGE
HISTORIC PRESERVATION COMMISSION**

Summary of the Minutes
March 5, 2025 – Virtual via Zoom

OPMA STATTEMENT & 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
Joaquin Stearns
Jeff Link (Alt. 1)
Steven Smolyn, AIA (Consultant)
Alexei Tajzler, RA (Consultant)

HEARING OF THE APPLICATIONS

Chair Darby introduced himself and requested Mr. Alexei Tajzler and Mr. Steven Smolyn to formally introduce themselves as the HPC Consultants. Chair Darby then briefly described the hearing process to the applicants and the members of the public.

336 Washington Street (25-005)
Rear Yard Covered Structure
Courtney Williams and Brendan McKeon

Chair Darby called for the application. The Landscape Architect, Ms. Alexandra Duro, presented the proposal for a rear yard covered structure.

The existing patio would remain, but a new structure would be added, including a series of columns and a fireplace. The structure would have a rubber membrane roof and be clad in white Trex Azek material. The design respects the existing overhang and does not touch it. Some concerns were raised about the detailing and how the roofs of different

structures would meet, as well as the need for additional details on the outdoor kitchen. The committee agreed to approve the application subject to a subcommittee review of these details.

The Commission reviewed a slide show presentation of the project plus elevations which noted materials, finish, and dimensions. No public comment was made.

The motion to approve the application as presented on the contingency that additional details of the connection to the building plus information on the outdoor kitchen are provided to subcommittee was made by Commissioner Stearns, seconded by Commissioner Colello, and approved by the commission unanimously.

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

311 Ridgewood Drive (25-006)

Roof Replacement

Frank and Aleksandra Roda

Chair Darby called for the application. The applicant, Mr. Roda, and his contractor, Mr. Sachs, presented a proposal to remove the existing clay terracotta roof and replace it with “Quarrix”, a composite roofing material intended to imitate clay terracotta. A sample of the proposed composite material in Canyon Earth color was submitted prior to the meeting for Commissioner inspection.

The applicant cited persistent leaks due to a failing underlayment and degraded fascia and suggested the existing roof rafters, which have carried the roof for over a century, may be undersized. No structural engineering report was provided. The contractor stated that the proposed material is approximately 67% lighter than traditional terracotta, has been installed elsewhere in Glen Ridge (including 25 Hillcrest Road), and is a more cost-effective alternative to genuine clay terracotta.

Commissioners referenced the Glen Ridge Design Guidelines, which require in-kind material replacement in this scenario, and expressed concerns about approving a composite material for a prominent historic character-defining feature of a Spanish Colonial Revival style house. Deliberations focused on whether reinforcing rafters and salvaging tiles could be viable alternatives. The Commission suggested the applicant consider reusing existing tiles with new clay terracotta infill only on less visible rear portions of the roof and possibly an engineering assessment.

Vice Chair Yewaisis made a motion to deny the application, seconded by Commissioner Colello, which passed.

Darby	Yes	Deacon	Yes	Korian	Yes
Colello	Yes	Stearns	Abstain	Yewaisis	Yes
				Link (Alt. 2)	Abstain

34 Appleton Road (25-007)
Alteration to Existing Side Addition and Proposed Rear Addition
Mark and Mary Hunsch

Chair Darby called for the application. The property owners, Mr. Mark Hunsch, presented their proposal for a first-floor rear addition and conversion of an existing sunroom into a fully enclosed four seasons room.

The Commission discussed the massing of the rear extension but suggest adding a small overhang to the roof, similar to the existing sunroom. For the sunroom conversion, they note discrepancies between the plans and the applicant's description regarding how much of the existing structure will remain. The Commission requests clarification on whether the existing roof will stay or be rebuilt, as the drawings show a larger overhang than currently exists. They also point out that PVC lattice is not allowed and should be changed to wood. The applicant agrees to make these changes and provide more details on window materials. The commission also discusses window styles, with 6-over-1 windows appearing to be common in the neighborhood and potentially appropriate for the project. The applicant agrees to match the window style with the rest of the house and will submit additional documentation.

The Commission reviewed a set of architectural drawings. No public comment was made.

The motion to approve the application as presented on the contingency that modifications of the kitchen roof overhang match the sunroom and the PVC lattice is replaced with wood are provided to subcommittee was made by Vice Chair Yewaisis, seconded by Commissioner Korian and approved by the commission unanimously.

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

107 Clark Street (25-008)
Garage Replacement
Dave Surti

Chair Darby called for the application. The property owner, Mr. Dave Surti, presented their proposal for a replacement garage after previously presenting to the HPC in December 2024.

The initial ambitious plan proposed a detached three-story garage, but it has now been reduced revised by the applicant to a two-bay tandem garage design with a height of 15 feet to avoid separate municipal board review. The design also features carriage-style doors that are 9.5 feet wide and swing out, rather than roll-up doors. Despite some concerns about the door placement, the commissioners approved the application as presented.

The Commission reviewed a set of architectural drawings comprising of plans, roof plans, and elevations showing existing and proposed conditions. No public comment was made.

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

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

APPROVAL OF MINUTES

Approval for the meeting minutes for February 2025 was postponed for March 5th's meeting. No public comment was made.

SUBCOMMITTEE REPORTS

Mr. Tajzler confirmed that the subcommittee approved the requested changes to 311 Ridgewood Avenue. 107 Clark Street was brought back to the full commission this evening and approved.

Mr. Smolyn will follow up with the building department regarding the enforcement action at 359 Ridgewood Avenue (corner of Ridgewood and Belleville) and 332 Ridgewood enforcement is still in process.

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

- Mr. Smolyn is still working with the previous HPC Consultant to ensure the "Field Guide to the American House" books are distributed to commissioners.
- Mr. Smolyn to send the recording of the National Alliance of Preservation Commissions presentation on substitute materials to the commissioners.
- Mr. Smolyn to update the design guidelines to align with the ordinance updates and recent Secretary of Interior standards on substitute materials.
- HPC to attend the public hearing on the ordinance changes on March 18th at 7 pm.
- October's Meeting will occur on September 30th to avoid conflict with Yom Kippur.

PUBLIC COMMENT

None

ADJOURNMENT

On a motion by Vice Chair Yewaisis, seconded by Commissioner Korian with all in favor, the meeting was adjourned at 9:38 p.m.

Borough of Glen Ridge Historic Preservation Commission
March 5, 2025

Respectfully submitted,

Alexei Tajzler, RA
Consultant to the Historic Preservation Commission