

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

**May 4, 2016**

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**OPMA & Roll Call**

Chair Herrigel called the meeting to order at 8:00 p.m. and Ms. Henry read the Sunshine Act Notice and called the roll.

PRESENT: Chair Herrigel  
Vice Chair Githens  
Darby  
McMahon  
Schackner  
Way  
Wright  
Kopec

ABSENT: Travia

Secretary Henry

**Introduction**

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

**Hearing of the Applications**

*Mr. Darby stepped down for the following application.*

**Michael Benke & Daniela Corrales  
93 Ridgewood Avenue**

Chair Herrigel called for the application. Daniela Corrales, homeowner appeared before the commission. Michael Benke, homeowner appeared before the commission to present the application. The homeowners would like to add a deck to the back of their home. A portion of the deck extending to the side will be seen from the street. The owners previously appeared before the commission.

The commission discussed the application at length. On a motion by Ms. Githens, seconded by Mr. Way the application was approved as submitted with the following conditions and subcommittee review:

1. The plans are to be submitted showing all materials including cut-sheets and samples.

2. The drawings are to be accurate and show the complete elevation dimensions from the south side.
3. A drawing is to be submitted with a view from the street showing what is underneath the hot tub (include above grade and with dimensions).
4. Options are to be presented showing some type of screening under the deck.

Darby	DNV	Githens	Yes	McMahon	Yes
Schackner	Yes	Way	Yes	Wright	No
Herrigel	Yes	Kopec (Alt.1)	Yes	Travia (Alt. 2)	Absent

*Mr. Darby rejoined the commission.*

**Mark & Ellen Keefe  
307 Ridgewood Avenue**

Chair Herrigel called for the application. Ellen Keefe, homeowner appeared before the commission. Mark Keefe, homeowner appeared before the commission to present the application. Richard Pizzuta, FLP General Contractor appeared before the commission. Edward Easse, architect of record also appeared before the commission.

The owners would like to build an addition in the rear of their house and the 2<sup>nd</sup> floor, and a porch on the front of the house. They would also like to change the roofline to a pitched roof. Mr. Keefe and Mr. Pizzuta previously appeared before the commission. Mr. Keefe stated the revised plans have incorporated all the suggestions and feedback the commission previously provided.

The commission discussed the revised plans at length. On a motion by Ms. Githens, seconded by Mr. Darby, the application was approved as submitted with the following conditions and subcommittee review:

1. The lattice is to be framed.
2. The balusters are to be 4 inches on center.
3. The height of the porch railing is to be 36 inches.
4. The columns are to be tapered and have entasis.
5. All new windows are to be Anderson A-Series fiberglass clad.
6. The skylight in the bathroom is to be eliminated.
7. A cut sheet is to be supplied for the kitchen skylight.
8. The left gable is to be centered and the den window moved to the right.
9. On the first floor it is to be 3 windows instead of 2.
10. The rake board is to be wood or Azak.
11. All dimensions are to be on the plans.

Darby	Yes	Githens	Yes	McMahon	Yes
Schackner	Yes	Way	Yes	Wright	No
Herrigel	Yes	Kopec (Alt.1)	DNV	Travia (Alt. 2)	Absent

**Eric & Michelle Antonello**  
**191 Midland Avenue**

Chair Herrigel called for the application. Michelle Antonello, homeowner appeared before the commission. Eric Antonello, homeowner appeared before the commission to present the application.

The homeowners would like to remove an existing deck that is off the rear of their house and replace it with a new one. The deck is minimally visible from the street. A sample of the proposed material, TREX, was passed to the commission members.

The Commission discussed the design.

On a motion by Ms. Githens, seconded by Ms. Schackner, the application was approved as submitted with the following conditions and subcommittee review:

1. The lattice under the deck is to be framed.
2. The railing system is to be wood or a paintable composite wood.
3. The fascia is to be wood or a paintable composite wood.
4. Revised drawings are to be submitted reflecting the above changes.

Darby	Yes	Githens	Yes	McMahon	Yes
Schackner	Yes	Way	Yes	Wright	Yes
Herrigel	Yes	Kopec (Alt.1)	DNV	Travia (Alt. 2)	Absent

**Raymond & Elizabeth Vincent**  
**57 Clark Street**

Chair Herrigel called for the application. Ray Vincent, homeowner appeared before the commission. Doug Moore, general contractor appeared before the commission. Gary Irwin, architect of record appeared before the commission to present the application.

The homeowners would like to tear down a 3 season porch in the rear of the house and build a slightly larger year round room which will go 2 feet farther out the back. This will be minimally visible from the street.

The commission discussed the design.

On a motion by Mr. Wright, seconded by Mr. Darby, the application was approved as submitted with the following conditions:

1. The window cap and sub sill picture frame be removed from the windows on drawing E4.1.

Darby	Yes	Githens	Yes	McMahon	Yes
Schackner	Yes	Way	Yes	Wright	Yes
Herrigel	Yes	Kopec (Alt.1)	DNV	Travia (Alt. 2)	Absent

*Mr. Wright stepped down for the following application.*

**Joseph Hunt  
96 Brighton Avenue**

Chair Herrigel called for the application. Karin Robinson, architect of record appeared before the commission to present the application.

The homeowners would like to build a new wood deck on the rear of the house.

The commission discussed the design.

On a motion by Ms. Schackner, seconded by Ms. Githens, the application was approved as submitted.

Darby	Abstain	Githens	Yes	McMahon	Yes
Schackner	Yes	Way	Yes	Wright	DNV
Herrigel	No	Kopec (Alt.1)	Yes	Travia (Alt. 2)	Absent

*Mr. Wright rejoined the commission.*

**Jacklyn & David Adamo  
188 Midland Avenue**

Chair Herrigel called for the application. Jacklyn Adamo, homeowner appeared before the commission. David Adamo, homeowner appeared before the commission. George Azrak, architect of record appeared before the commission to present the application.

The homeowners would like to replace their concrete front steps with wood steps. The concrete side walls on either side of the steps will be replaced with wood painted newel posts and handrails. The newel posts will match a post inside the house that goes up the main staircase.

The Commission discussed the design.

On a motion by Ms. Schackner, seconded by Mr. Wright, the application was approved as submitted.

Darby	Yes	Githens	Yes	McMahon	Yes
Schackner	Yes	Way	Yes	Wright	Yes
Herrigel	Yes	Kopec (Alt.1)	DNV	Travia (Alt. 2)	Absent

**Carlos & Rennae Pelayo  
88 Oxford Street**

Chair Herrigel called for the application. Rennae Pelayo, homeowner appeared before the commission.

The homeowner would like to add a one-story addition to the rear of their home. The new brick will be painted to match the existing painted brick. The new door will be wood to match the new wood windows.

The Commission discussed the design.

On a motion by Ms. Schackner, seconded by Mr. Wright, the application was approved as submitted with the following conditions and subcommittee review:

1. The spacing of the balusters are to be 3 ½ inches on center.
2. The new door is to be wood and a cut sheet provided for subcommittee review and approval.

Darby	Yes	Githens	Yes	McMahon	Yes
Schackner	Yes	Way	Yes	Wright	Yes
Herrigel	Yes	Kopec (Alt.1)	DNV	Travia (Alt. 2)	Absent

*Mr. Wright stepped down for the following application.*

*Ms. Schackner stepped down for the following application.*

**Barbara & John Kalemkerian  
476 Ridgewood Avenue**

Chair Herrigel called for the application. Barbara Kalemkerian, homeowner appeared before the commission. John Kalemkerian, homeowner appeared before the commission to present the application. John Stoddart, general contractor also appeared before the commission. The owners would like to replace their slate roof which is in disrepair, with asphalt shingles.

The commission discussed the application. The commission explained that most of the slate roofs in town are reaching their lifetime and they are trying to keep them. The commission suggested the owner contact the National Slate Association.

On a motion by Mr. Darby, seconded by Ms. Githens, the motion to **deny** the application was approved.

Darby	Yes	Githens	Yes	McMahon	Yes
Schackner	DNV	Way	Yes	Wright	DNV
Herrigel	Yes	Kopec (Alt.1)	Yes	Travia (Alt. 2)	Absent

The Planning Board appeal process was described.

*Mr. Wright rejoined the commission.*

*Ms. Schackner rejoined the commission.*

**Eric Clemons  
7 Hathaway Place**

Chair Herrigel called for the application. Chris Clemons, PROSPECTIVE homeowner appeared before the commission to present the application. Ms. Clemons stated that she and her husband are under contract to purchase 7 Hathaway Place and would like to replace the wood cedar shingle siding on the house with a different siding. The prospective owner is considering 3 options, Certainty Cedar Impression Shingles, Hardi Shingles or HardiPlank. Ms. Clemons stated they are leaning towards the Certainty Cedar Impression Shingles.

The commission discussed the application. The commission stated they do not approve Hardi Shingles. The commission stated they would need to see a sample of the material. The commission also stated the prospective owner should consider obtaining a quote on wood cedar, specifically red cedar.

The application was withdrawn.

**Lori Resnick & Joshua Aaronson  
3 Mitchell Place**

Chair Herrigel called for the application. Lori Resnick, homeowner appeared before the commission to present the application. The owners would like to replace their front steps and railing. The front steps will be the same material, however at the time the application was submitted, the railing was going to be different than the existing one. Since then the owner has found the same railing. The only difference is the railing will be anchored in deeper than it is now.

The commission discussed the design.

On a motion by Ms. Schackner, seconded by Ms. Githens, the application was approved as submitted.

Darby	Yes	Githens	Yes	McMahon	Yes
Schackner	Yes	Way	Yes	Wright	Yes
Herrigel	Yes	Kopec (Alt.1)	DNV	Travia (Alt. 2)	Absent

**Erica & Timothy Spayd  
34 Edgewood Road**

Chair Herrigel called for the application. Erica Spayd, homeowner appeared before the commission to present the application. The owners would like to remove a shed, remove a back deck and replace it with a landing and stairs leading to a patio. The stairs and landing are barely visible from the street.

The commission discussed the design.

On a motion by Mr. Wright, seconded by Ms. Githens, the application was approved as submitted.

Darby	Yes	Githens	Yes	McMahon	Yes
Schackner	Yes	Way	Yes	Wright	Yes
Herrigel	Yes	Kopec (Alt.1)	DNV	Travia (Alt. 2)	Absent

*Mr. Kopec stepped down for the following application.*

**Christine & Todd Bender**  
**164 Forest Avenue**

Chair Herrigel called for the application. Todd Bender, homeowner appeared before the commission. Dan Kopec, architect of record appeared before the commission to present the application. The owners would like to build a one-story kitchen and mudroom on the rear of their house as well as restoring some of the original features.

The commission discussed the design.

On a motion by Mr. Wright, seconded by Ms. Schackner, the application was approved as submitted.

Darby	Yes	Githens	Yes	McMahon	Yes
Schackner	Yes	Way	Yes	Wright	Yes
Herrigel	Yes	Kopec (Alt.1)	DNV	Travia (Alt. 2)	Absent

*Mr. Kopec rejoined the commission.*

*Mr. Kopec stepped down for the following application.*

**Mary & Jerry Browning**  
**76 Oxford Street**

Chair Herrigel called for the application. Gerald Browning, homeowner appeared before the commission. Dan Kopec, architect of record appeared before the commission to present the application. The owners would like to build two additions to the rear of their home. A sunroom and a mudroom. Both are minimally visible from the street. The aluminum siding currently on the house will be removed and the clapboard underneath will be repaired and restored. All new windows and doors will be wood.

The commission discussed the design.

On a motion by Ms. Schackner, seconded by Mr. Wright, the application was approved as submitted.

Darby	Yes	Githens	Yes	McMahon	Yes
Schackner	Yes	Way	Yes	Wright	Yes
Herrigel	Yes	Kopec (Alt.1)	DNV	Travia (Alt. 2)	Absent

*Mr. Kopec rejoined the commission.*

**Jeff Mensch**  
**590 Ridgewood Avenue**

Chair Herrigel called for the application. Jeff Mensch, homeowner appeared before the commission to present the application. Carlos Chabla, general contractor also appeared before the commission. The homeowner would like to replace a concrete wall in the front of their house with natural stone, and construct a pergola on the side of the house.

The commission discussed the application. Since the proposed wall is only 24", no permit is required therefore the commission does not have jurisdiction. The size of the pergola does not appear to meet zoning set back requirements. The commission felt there was not enough information about the construction and placement of the pergola to make a decision.

The application was withdrawn.

**James Vendetti**  
**50 Douglas Road**

Chair Herrigel called for the application. James Vendetti, homeowner appeared before the commission. Anna Vendetti, homeowner appeared before the commission. Ryan Hodgson, RTH Builders appeared before the commission to present the application. The owners would like to build an addition on the rear of their home and in doing so restore the house to its original state. All new materials will match the existing original materials.

The commission discussed the design. The only concern is the porch railings. The commission would like to see the railings restored to its original form.

On a motion by Mr. Wright, seconded by Ms. Schackner, the application was approved as submitted with the condition that an alternative railing system be submitted for a subcommittee review and approval and that approved railing system be shown on the drawings.

Darby	Yes	Githens	Yes	McMahon	Yes
Schackner	Yes	Way	Yes	Wright	Yes
Herrigel	Yes	Kopec (Alt.1)	DNV	Travia (Alt. 2)	Absent

**Ann & Tom Calderone**  
**226 Forest Avenue**

Chair Herrigel called for the application. Ann Calderone, homeowner appeared before the commission. Andrew Walec, general contractor appeared before the commission to present the application. The owners would like to replace their rear deck with a smaller screened in porch. Only the right side elevation can be seen from the street. They would also like to replace their slate roof with synthetic slate. Samples of slate and synthetic slate were passed to the commission members.

The commission discussed the design.



On a motion by Ms. Schackner, seconded by Mr. McMahon, the application for the screened in porch was approved as submitted with the following conditions and subcommittee review:

1. The brick piers are to remain but the brick columns are to be replaced with wood.
2. Additional details on the railings and screens are to be noted on the drawings.
3. A hip roof is to be revised on the drawings.
4. The roof on the addition is to be copper metal.

Darby	Yes	Githens	Yes	McMahon	Yes
Schackner	Yes	Way	Yes	Wright	Yes
Herrigel	Yes	Kopec (Alt.1)	DNV	Travia (Alt. 2)	Absent

The commission requested addresses where the synthetic slate is installed. A full commission review will be needed in order to vote on the synthetic slate.

**Borough of Glen Ridge  
825 Bloomfield Avenue**

Chair Herrigel called for the application. Michael Zichelli, Deputy Administrator for the Borough of Glen Ridge appeared before the Commission. He stated that the Borough is currently designing the plans and specifications for Herman Street, Edgewood Road, Avon Place and Cambridge Road. As part of the project, ADA accessible ramps will be installed at all street corners and several “T” intersections. Mr. Zichelli stated that the ramps will be constructed of concrete and disturb approximately 8” of subsurface. He further stated that no trees, gas lamps or street signs will be removed due to the installation of the proposed ramps. The Deputy Administrator also described the detectable warning surfaces installed on the ramps. He stated that they will be red in color.

The commission discussed the application

On a motion by Ms. Schackner, seconded by Mr. Wright, the application was approved as submitted.

Darby	Yes	Githens	Yes	McMahon	Yes
Schackner	Yes	Way	Yes	Wright	Yes
Herrigel	Yes	Kopec (Alt.1)	DNV	Travia (Alt. 2)	Absent

**Adoption of the April 6, 2016 Minutes**

On motion by Ms. Schackner, seconded by Ms. Githens, the minutes of the April 6, 2016 meeting were unanimously adopted.

**Subcommittee Reports**

**13 Columbus Avenue**

Mr. Wright and Ms. Schackner reviewed and approved the changes made to the plans.

**Public Comment**

None

**Adjournment**

On a motion by Ms. Schackner, seconded by Mr. Darby, the meeting was adjourned.

Respectfully submitted,

Debi Henry  
Secretary