

CITY OF SUMMIT HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
MEETING DATE: SEPTEMBER 17, 2025 TIME: 7:00 PM
LOCATION: CITY HALL, LARGE CONFERENCE ROOM (SECOND FLOOR)

CALL TO ORDER: 7:00 PM
ADEQUATE NOTICE STATEMENT

PRESENT: CAROLINE KING, MIKE DIGERONIMO, MEREDITH GAYLORD, MARY MALLOY,
SUSAN BRADY, BONNIE MORRISON, NICK CURIALE, BOB PAWLOWSKI (VIA PHONE)

ABSENT: JAMES BURGMEYER, JESSICA ROY, JENNIFER ALVAREZ

APPROVAL OF MINUTES: MEETING OF JULY 16, 2025
S Brady moved to ratify submission; B Morrison seconded. The motion carried unanimously.

ADVISORY REVIEWS: Items for Discussion

1. 23 Oxbow Lane: (c)- variance for steep slopes disturbance to construct a patio and outdoor space, and installation of stormwater management. Northside c1950.
23 Oxbow Lane is a non-contributing structure located in the North Side Historic District. The proposed improvements are in the rear of the property with no proposed changes to the building. M Gaylord moved to ratify submission; M DiGeronimo seconded. The motion carried unanimously.
2. 45 Edgewood Road: (c) - variance for third story addition and side yard setback; left side of the house above the existing kitchen to create new primary suite on 2nd floor. 1934.
The proposed design is consistent with the DRO design guidelines. The HPC recommends the applicant match the existing materials of the current home. B Morrison moved to ratify submission; M Malloy seconded. The motion carried unanimously.
3. 58 Valley View Avenue: Revised landscape and lighting plan submitted 8/14/25 (c) variance for slope disturbance, in ground pool, patio, and landscaping. <https://www.summitlibrary.org/wp-content/uploads/2023/09/Springfield-Ave-to-Waldron-Ave-Vol-8-part-4.pdf> p141-142 c 1930 **Contributes to streetscape.**
As stated in the 8/14/2025 comments, the application is for steep slope and grading. The improvements are located in the rear of the property with no changes to the principal structure. The HPC recommends the proposed lighting plan be sensitive to the streetscape. S Brady moved to ratify submission; M DiGeronimo seconded. The motion carried unanimously.
4. 30 Ridgedale Avenue: (c) – variance for side yard setback and side yard combined to construct a garage. c1955.
The HPC recommends the proposed shed roof over the vestibule be revised to a gable roof which would blend in with the existing architecture. The exterior siding and roof materials are not listed on the elevations. The HPC recommends that the exterior materials match the existing house, as stated in the Design Guidelines. M Gaylord moved to ratify submission; M Malloy seconded. The motion carried unanimously.
5. 8 Irving Place: (d) - variance for FAR and (c) - variance for lot coverage and building coverage to construct a 1-story addition and replace gravel patio with pavers. <https://www.summitlibrary.org/wp-content/uploads/2023/05/Greenbriar-Drive-to-John-Street-Vol-4-part-2.pdf> p435-436 **Contributes to district Northside c1903.**
8 Irving Place, a c1903 vernacular Victorian, contributes to the Northside Historic District. The proposed addition is modest in scope and the design is in keeping with the original architecture. The proposed materials match the existing structure, consistent with the

Development Design Guidelines in the DRO. S Brady moved to ratify submission; B Morrison seconded. The motion carried unanimously.

6. 15 Middle Avenue: (c) variance for side yard setback to construct a second story addition. c1954.
The proposed addition is modest in scope and the design is in keeping with the original architecture. The proposed materials match the existing structure. M Malloy moved to ratify submission; B Morrison seconded. The motion carried unanimously.
7. 96 Fernwood Road: (c) - variance for lot coverage for extended patio with kitchen. 2016.
The proposed improvements are in the rear of the property and not visible from the public right of way. The HPC takes no exception to this application. M Malloy moved to ratify submission; B Morrison seconded. The motion carried unanimously.
8. 57 Hobart Avenue: c) variance for lot coverage and building coverage for deck expansion. <https://www.summitlibrary.org/wp-content/uploads/2023/05/Greenbriar-Drive-to-John-Street-Vol-4-part-2.pdf> p275-276 **Contributes to district Hobart Avenue 1903.** 57 Hobart Avenue is a 1903 colonial revival that contributes to the Hobart Avenue Historic District.
Though the proposed deck expansion is located in the rear of the property, the HPC recommends the applicant construct with natural materials such as actual brick. S Brady moved to ratify submission; B Morrison seconded. The motion carried unanimously.
9. 13 Huntley Road: (c) – variance for front facing garage 2020.
The HPC supports the Development Regulations Ordinance. <https://ecode360.com/36969227#36969516> CH 35 Development Regulations Pt II Zoning Art XIV Design and Performance Requirements 35-14.2 Single- and two-family dwellings. F. Garages. 4.
Attached garages shall have entrances from other than the front, except that lots of a width less than 90 feet shall be permitted to have front facing garages limited to a maximum of 24 feet in width to accommodate parking for a maximum of two vehicles. Consideration may be given for corner lots. M Gaylord moved to ratify submission; S Brady seconded. The motion carried unanimously.
10. 221 Blackburn Road: (c) - variance for side yard setback and combined side yard setback to construct second-floor addition 1955.
The proposed addition above the garage though sizable, is set back from the street. The Hardi board siding and architectural details, including improving the developer details from the original 1955 home improve the structure. S Brady moved to ratify submission; N Curiale seconded. The motion carried unanimously.
11. 190 Kent Place Boulevard: (c) – variance for side yard setback, combined side yard setback, and generator setback to build on top of existing covered porch, install covered deck in rear, and install generator. 1954.
The 1950s property is not historic. The proposed improvements, to build on top of an existing covered porch, install a covered deck in the rear of the property, and install a generator on the side of the property, are not visible from the public right of way. S Brady moved to ratify submission; B Morrison seconded. The motion carried unanimously.
12. 32 Montrose Avenue:(d) – variance for FAR and (c) – variance for lot coverage, building coverage, and garage requirement to construct a 2nd story addition, covered front porch, new driveway, shed, and patio. 1952.
The scale and massing of the proposed addition is consistent with the neighborhood. The property is not located in a historic district. S Brady moved to ratify submission; B Morrison seconded. The motion carried unanimously.
13. 47 Hillcrest Avenue: (c) - variance for min. required size of an accessory structure to construct a tennis court. <https://www.summitlibrary.org/wp-content/uploads/2023/05/Greenbriar-Drive-to-John-Street-Vol-4-part-2.pdf> p 179-180 **1890 Contributors to North Side Historic District.** John Candy architect. Historic Plaque Home.
Also known as the Martin House, 47 Hillcrest Avenue is an 1890 Colonial Revival shingle style home located in the North Side Historic District. This house was part of the property

developed by Archer and Mary Martin in 1889-90. With John Newton Cady (1840-1918) as architect, five original houses were built on Hillcrest Avenue and building lots were offered for sale. This was one of the original five houses. Archer Martin's son, Aubrey, lived here in the 1890s and had the barn built in the rear for \$2,000. John N. Cady designed over 200 houses in Summit and several commercial buildings, as well as Summit's first Town Hall located at 71 Summit Avenue.

The proposed addition incorporates the architectural elements of the existing house including the fenestration, handrails and architectural trim and moulding. The marriage between the new and existing structure is seamless. M Geronimo recused himself. S Brady moved to ratify submission; M Gaylord seconded. The motion carried unanimously.

NEW BUSINESS

1. Demolition applications/permits

- 144 Beekman Rd: Detached garage is being demolished - 7/24/25 DCS. <https://www.summitlibrary.org/wp-content/uploads/2023/05/Ashland-Road-to-Beekman-Road-Vol-2.pdf> p599-600 c1910-1920 Colonial revival. **Contributes to streetscape**
- 68 Valley View Avenue: The house is being demolished - 7/24/25 DCS. <https://www.summitlibrary.org/wp-content/uploads/2023/09/Springfield-Ave-to-Waldron-Ave-Vol-8-part-4.pdf> p149-150 c1895 **Contributes to streetscape**
- 107 Kent Place Blvd: Applications for demolition received - 8/7/2025 DCS. 1955
- 80 Glenside Avenue: Applications for demolition received - 8/21/2025 DCS. <https://www.summitlibrary.org/wp-content/uploads/2023/05/Doremus-Street-to-Gloucester-Road-Vol-4.pdf> p487-488 **Contributes to district Deantown c1900**
- 61 Baltusrol Road: the construction office is in receipt of a demo permit application 8/21/2025. 1940
- 14 Kenneth Court: the construction office is in receipt of a demolition permit for the above address 8/27/25. 1978.

OLD BUSINESS

1. Preservation NJ Event: Saturday, November 1st 10:00 am - 12:00 noon at Twin Maples <https://preservationnj.org/event/demolition-ordinances/>

- The Historic Preservation Commission Roundtable on Demolitions and Demolition Ordinances will focus on the challenges and best practices surrounding the protection of historic structures facing potential demolition. Participants will discuss the strengths and weaknesses of current local demolition ordinances, emphasizing the need for clearer definitions, enforceable delay periods, and stronger mechanisms to prevent “demolition by neglect.” Legal tools, policy strategies, and coordination between planning departments and preservation commissions can be explored as ways to strengthen historic preservation efforts. Case studies will highlight successful approaches, including public engagement, adaptive reuse incentives, and the importance of maintaining updated inventories of historic properties.
- The program is free and open to the public. Light refreshments will be served, and a brief tour of the site will be included within the program. This program is being presented in partnership with the Summit Historic Preservation Commission.

2. Ordinance

MEETING ADJOURNED: 8:20 PM

NEXT MEETING DATE: October 15, 2025