

**MINUTES**  
**RED BANK HISTORIC PRESERVATION COMMISSION BOARD**  
**January 16, 2019**

The Red Bank Historic Preservation Commission Board held its regularly scheduled meeting on Wednesday January 16, 2019 in the Municipal building, first floor Council Chambers, 90 Monmouth Street, Red Bank, New Jersey.

Acting Chairman Kal Pipo called the meeting to order at 7:04pm. He announced that notice of the meeting was mailed to the Asbury Park Press and the Two River Times; was filed with the Borough Clerk; and posted on the municipal bulletin board. A roll call showed the following members in attendance: Kal Pipo, Barbara Boas, Christopher Fabricant and Roseann Dal Pra. Also present were Larry Lutrell, Esq., the Board Attorney and Dina Anastasio, Board Secretary.

**Administrative Matters:**

A motion was made by Barbara Boas, seconded by Gary Sapphire to nominate Michaela Ferrigine as Chairperson. Ayes: Barbara Boas, Kal Pipo, Chris Fabricant, Roseanne DalPra and Gary Sapphire. Nays: none.

A motion was made by Barbara Boas, seconded by Chris Ferrigine to nominate Kal Pipo as Vice Chair. Ayes: Barbara Boas, Kal Pipo, Chris Fabricant, Roseanne DalPra and Gary Sapphire. Nays: none.

A motion was made by Barbara Boas, seconded by Gary Sapphire to nominate Dina Anastasio as Board Secretary. Ayes: Barbara Boas, Kal Pipo, Chris Fabricant, Roseanne DalPra and Gary Sapphire. Nays: none.

A motion was made by Barbara Boas, seconded by Chris Fabricant to nominate Larry Luttrell as Board Attorney. Ayes: Barbara Boas, Kal Pipo, Chris Fabricant, Roseanne DalPra and Gary Sapphire. Nays: none.

A motion was made by Kal Pipo, seconded by Gary Sapphire to approve the Resolutions appointing the Board Secretary and Attorney. Ayes: Barbara Boas, Kal Pipo, Chris Fabricant, Roseanne DalPra and Gary Sapphire. Nays: none.

A motion was made by Kal Pipo, seconded by Gary Sapphire to approve the minutes of the December 19, 2018 meeting. Ayes: Kal Pipo, Chris Fabricant and Roseann Dal Pra. Nays: none.

**Consent Agenda:**

A motion was made by Kal Pipo, seconded by Gary Sapphire to approve the following applications: A voice vote confirmed all in favor. Nays: none.

1. Dugan Prep, 128 Broad Street, Block 60, Lot 15, (13085) Sign

**Applications/Hearings:**

**RB River Properties, 94-98 East Front Street, Block 24, Lots 2, 3 and 4: P13098**

The application is going to the Planning Board. The applicant was represented by Chad Warnken, Esq. and was continued from the December 19, 2018 meeting.

Mr. Warnken explained the applicant revised the plans according to the request of the Board to present a more literal Victorian type building. They will prove it would be economically unfavorable to save the existing buildings, but rather rebuild a structure. Brian Tracy, was previously sworn. His associate, Bob VanRemoortel, was sworn and accepted as an expert witness working under the guidance of Mr. Tracy, as he is licensed in Pennsylvania, not New Jersey.

Exhibit A-5; Photo Board consisting of 7 photos of the existing interior building conditions was entered. Mr. Tracy explained their objectives upon returning to the Board is to demonstrate the financial infeasibility to keep the existing structures and provide the plan revisions after intently listening to the requests of the Board. The photo board reflects the general information of all the structures.

He explained there currently exists outdated knob and tube electrical wiring, mold/mildew, leaking roofs and rotting fascia's on the buildings. There is most likely moisture behind the walls also. The buildings were purchased as a bundle transaction.

Barbara Boas questioned if there was asbestos and lead paint/pipes in the buildings. Mr. Tracy stated his best guess would be that there is, although he did not have anything tested.

Exhibit A-6; Photo Board consisting of 7 photos of the existing exterior building conditions was entered. Mr. Tracy explained the applicant would be required to comply with the current building code in order to obtain a C/O. He stated restoration costs are very different for a property in the Historical District versus one that is not. The foundations on the existing properties would have to be rebuilt, not repaired, due to the extensive damage.

Kal Pipo questioned how long ago the houses were occupied. Mr. Tracy was unsure.

Exhibit A-7; Photo Board consisting of 6 photos of the existing building to be removed was entered. Mr. Tracy explained the challenges applicants have with parking requirements, such as curb cuts and no front yard parking. This application will provide underground parking and if the existing building were to remain on the premises, this would not be an option.

Larry Luttrell had Mr. Tracy confirm how he arrived at the statement that this project would not be financially feasible. Mr. Tracy explained it is his best opinion, that based on the purchase price of \$1.25 million, along with the expected project cost of \$2 million and the \$400 thousand already spent on site remediation (there was previously a fuel station on the premises), the monthly costs for a financial loan could be about \$21,000.

Exhibit A-8; Photo Board consisting of 2 photos of 65 Mechanic Street was entered. The Board had suggested the applicant view this property for an example of buildings in the Historic District. It reflects the brick they will incorporate into their plan.

Exhibit A-9; Photo Board consisting of 6 photos of properties in the Washington Street Historic District was entered. Mr. VanRemoortel described the existing architectural designs found on these properties.

Exhibit A-10; Proposed Site Plan was entered. The height set-back will comply with guidelines and will be compatible with adjacent neighboring buildings.

Kal Pipo confirmed the height is measured to the rooftop, not the top of the chimney.

Exhibit A-11; Proposed Building Design was entered. Mr. VanRemoortel described the proposed plan will include ornamental lintels, a mansard roof and sit on a brick foundation. He referred to several items listed in the Historic Ordinance will be met, including using subdued colors, using

more glass and clapboard siding. They are proposing a slate blue color. He explained great care was used to apply the details they found on the buildings in the surrounding area to this plan. Exhibit A-12; Photo Board with 2 photos of the proposed elevations for Front and Spring Streets: A-13; Palate of the asphalt roof shingle: A-14; South and East Elevations were entered.

The proposed building should be viewed as a Victorian Inn, with the first floor consisting of a restaurant or parlor. They will incorporate the appearance of a wrap-around porch.

Barbara Boas suggested possibly changing the rear plan by possibly putting 2 windows together, so it doesn't appear so barren. The applicant had no problem with this request. They will also continue some of the decorative architecture around to the rear.

Roseann DalPra questioned if the applicant considered using brick façade. Mr. VanRemoortel stated upon their review of the District as a whole, it is 98% wood exteriors. They are proposing brick from the ground up about 1 ½' – 2'. The window material has not been determined yet, but it will be a low-maintenance, long lasting product. The chimney's will have the appearance of being real brick.

Cindy Burnham, 71 Wallace Street, questioned if mechanicals will be placed rooftop. She was concerned with noise, as she stated the mechanicals from the hospital can be heard. Mr. Tracy stated they probably will be rooftop, but they will be concealed and you will not hear the noise, as they will be quieter and energy efficient. She does like to clapboard and the slate gray roof proposed.

Rose Costa, 140 River Road, feels the project is too large and that it would be financially feasible to repair the existing buildings. As she did not have any questions, Mr. Luttrell reminded everyone that this Board deals with the Historic architectural elements proposed. The application will be proceeding to the Planning Board for site plan approval, where they will have the jurisdiction to decide the application.

Andy North, Spring Street, questioned if using a mansard roof gives functionality for attic usage. He also stated the Front Street façade seemed long. Mr. Tracy explained using a mansard roof relates to the District as a whole and proportionately it is permissible in this area. The façade was broken into sections, making an effort to set it back.

Janet Taylor, 35 Spring Street, questioned if all the dwellings were not financially feasible for tear down, specifically the 6 Spring Street property. Mr. Tracy explained the project is presented as a package, not individually.

There were no further questions from the public.

Larry Luttrell confirmed with Mr. Tracy that the flat part of the roof would not be visible from the street and so they are requesting an exemption for this section. The proposed columns would be wood or wood-like appearance.

Cindy Burnham was sworn. She stated the front has the appearance of looking flat and like townhouses. The applicant is open to adding some decorative architecture to the plan.

Rich Devlin, 23 Spring Street, was sworn. He stated his concern regarding the size of the project and feels they are packing a lot into a small space.

Janet Taylor was sworn. She reiterated the concerns presented by Rich Devlin.

Rose Costa was sworn. She stated she has studied architecture and has never seen anything like this proposal in Victorian Architecture. There are too many windows and it is cramped. The first floor has a commercial appearance.

Heather Revese, 14 Washington Street, was sworn. She will be able to view the rear side of the property and requests the applicant to keep that in mind, when preparing their plans.

Greg Hill, 31 Spring Street, was sworn. He agrees with the previous statements made by the residents. He is looking at it from a residential point of view and feels it diminishes the neighborhood.

Larry Luttrell explained the duties of the Board is to decide if the proposed application deserves a Certificate of Appropriateness having fulfilled the obligations of the guidelines set forth from the Historic Commission. The Planning Board will address the site plan.

Chris Fabricant stated the concerns of the public regarding the scale of the proposed application have been heard. Although buildings of this size were not located there 10 years ago, the properties are located on major thoroughfare in the town.

Kap Pipo feels the proposal has come a long way since originally presented. As a resident of the Historic District, he knows their purview is to view the appearance of a property. The applicant has taken everything into account, when revising the plans.

A motion was made by Barbara Boas, seconded by Kal Pipo, to recommend a Certificate of Appropriateness be issued to the applicant. Ayes: Barbara Boas, Kal Pipo, Chris Fabricant, Roseann DalPra and Gary Sapphire. Nays: none.

Larry Luttrell stated the conditions will include utilizing a subdued color palate, decorative area below the roofline, no visibility of rooftop mechanicals, landscape consistent with the Historic District, columns to be wood/woodlike, mansard roof with slate-like appearance, revising the rear elevation to make more attractive and exemption for the non-visible flat roof area.

On a motion made by Kal Pipo, seconded by Barbara Boas, the meeting was adjourned at 8:45pm.

Respectfully Submitted,  
Dina Anastasio  
Secretary, Red Bank Historic Preservation Commission