

**MINUTES**  
**RED BANK HISTORIC PRESERVATION COMMISSION BOARD**  
**April 17, 2019**

The Red Bank Historic Preservation Commission Board held its regularly scheduled meeting on Wednesday April 17, 2019 in the Municipal building, first floor Council Chambers, 90 Monmouth Street, Red Bank, New Jersey.

Chairman Michaela Ferrigine called the meeting to order at 7:03pm. She 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: Paul Sullivan, Michaela Ferrigine, Barbara Boas and Gary Sapphire. Also present were Glenn Carter, P.P. Director of Planning & Zoning and Dina Anastasio, Board Secretary.

**Administrative Matters:**

A motion was made by Gary Sapphire, seconded by Barbara Boas to approve the minutes of the January 16, 2019 meeting. A voice vote confirmed all in favor. Nays: none.

A motion was made by Gary Sapphire, seconded by Barbara Boas to nominate William Sullivan, Jr. as Board Attorney. Ayes: Paul Sullivan, Michaela Ferrigine, Barbara Boas, and Gary Sapphire. Nays: none.

**Consent Agenda:**

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

1. Alfonso's Pastry Shop, 86 Broad Street, Block 46, Lot 10 (13166) Sign
2. Bank of America, 77 Broad Street, Block 48, Lot 41.01 (13202) Rooftop Upgrades

**Applications/Hearings:**

**Athans Bozinos, 1 Broad Street, Block 28, Lot 1, P13230**

Athans Bozinos was sworn. He explained the application to renovate the existing building exterior, which would consist of a gray/buff color hard-coat stucco.

The following Exhibits were entered: A-1; Description of Proposed Exterior Changes: A-2; Photo of 12 Broad Street: A-3; Description of Proposed Limestone finish consisting of 5 pages.

Michaela Ferrigine stated a lot of thought went into the proposal; however, the property is located at a highly visible juncture and lends character to the downtown area. She questioned why the current brick on the building could not remain and repair the necessary areas. Mr. Bozinos does not like the existing façade and was looking to improve the appearance of the building to look like others in the downtown area. He has been a contractor for many years and wants to do the project correctly. There was also a suggestion to paint the existing brick. This would require regular maintenance and repainting every 2-3 years.

The members would also like to keep the rounded appearance of the building.

Michaela Ferrigine explained part of purchasing a property in the Historic District is to keep the look.

The proposal is modern, art deco style. She referred him to look at the Urban Outfitters building, which the Commission worked closely with that developer to achieve the final result of that building.

The Board would like the brick to remain, along with the recessed store front. Windows will be replaced. Mr. Bozinos will submit his proposal via email for the members to review.

**Phoenix of Matawan, 42 Monmouth Street, Block 31, Lot 26, Z12490**

Larry Johnson, Architect, represented the applicant and still was under oath.

Exhibit A-4; Revised Plans dated 3/8/19 consisting of 12 sheets was entered.

He explained to changes to present a better unified façade, with a masonry base, windows with more character and balconies with metal rails.

Michaela Ferrigine complimented the revised plans. The Board suggested bringing the proposed brick to the top of the building, as well as around both sides for a more cohesive look. The rear would remain as proposed. The applicant was referred to view the brick at 32 Monmouth Street.

Paul Sullivan questioned why a PVC product was chosen for this project and if it is used in Historic areas. Mr. Johnson explained this holds up very well, is not as heavy as stone and is more cost effective. He has not researched its' usage on Historic properties.

A motion was made by Michaela Ferrigine, seconded by Barbara Boas to favorably recommend the project with the amended plans. Ayes: Paul Sullivan, Michaela Ferrigine, Barbara Boas and Gary Sapphire. Nays: none.

The revisions discussed will be sent to the Zoning office for distribution to the Board.

**Covington Enterprises, LLC., 76-78 Wallace Street, Block 48, Lot 19.01, 13265**

Kathryn Terzopoulos was sworn. She is a co-owner of the property with her mother. Her parents have owned 13 properties in Red Bank. She explained that a notice was received from Code Enforcement regarding the garage, which had no doors. She had 10-15 days to correct the issue and had a plain white garage door installed. There were also asbestos shingles on the house that were damaged. It would cost about \$10,000 to repair the shingles. As she was unaware this property was a Historic property, she contracted to have vinyl siding installed, paying \$7,000. The work was started and she received a call to cease the project.

Michaela Ferrigine explained that notices were sent out several times that this area is considered the Historic District. The Commission has worked with people for about 13 years providing the recommended materials and guidelines for use in this area. Ms. Terzopoulos explained she grew up at 59 Wallace Street and knew that property was a Historic one. As she observed vinyl siding on other houses, she thought it was ok to be consistent with that product. After discussion, the Board recommended to utilize a product that resembles a Historic look, such as Hardy Plank for the front of the house, the remainder can be the vinyl siding. The columns, soffits and shutters will be cleaned and remain as is. The color chosen (tan) along with the product sample will be provided to the Board to review.

A motion was made to Michaela Ferrigine, seconded by Gary Saphire to approve with these changes. Ayes: Paul Sullivan, Michaela Ferrigine, Barbara Boas and Gary Saphire. Nays: none.

Glenn Carter explained the recent change in the building code does not require a building permit for siding. The Board suggested possibly re-sending a mailer to advise the property owners of the Historic District and the guidelines for the area. The Code Enforcement Department should also be aware of the guidelines. A meeting with the Administrator was also suggested.

**Briarwood Investments, LLC., 35 Broad Street, Block 29, Lot 34, P13243**

The Board members discussed this application, which will be going to the Planning Board for site plan approval.

A motion was made by Michaela Ferrigine, seconded by Gary Saphire to recommend the application. Ayes: Paul Sullivan, Michaela Ferrigine, Barbara Boas and Gary Saphire. Nays: none

On a motion made by Gary Saphire, seconded by Barbara Boas, the meeting was adjourned at 8.15 pm.

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