

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

The Red Bank Historic Preservation Commission Board held its regularly scheduled meeting on Wednesday July 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, Kal Pipo, Chris Fabricant, Roseann DalPra 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 April 17, 2019 meeting. Ayes: Paul Sullivan, Michaela Ferrigine, Barbara Boas and Gary Sapphire. Nays: none.

**Consent Agenda:**

A motion was made by Barbara Boas, seconded by Gary Sapphire to approve the following applications: Ayes: Paul Sullivan, Michaela Ferrigine, Barbara Boas, Kal Pip and Chris Fabricant. Nays: none.

1. Bryan Griffiths, 43 Washington Street, Block 25, Lot 22 (13299) House Painting
2. King of the Craft Barber Shop, 27-29 West Front Street, Block 30.01, Lot 15 (13211) Sign & Painting Building
3. Love Me More, 28 Monmouth Street, Block 31, Lot 22 (13318) Sign
4. Ce La Vi, 16 Monmouth Street, Block 31, Lot 21 (13363) Sign
5. Toss'd, 16 Monmouth Street, Block 31, Lot 21 (13388) Sign
6. The Lash Lounge, 105 Broad Street, Block 47, Lot 13 (13390) Sign

A motion was made by Gary Sapphire, seconded by Barbara Boas to approve the following application. Ayes: Paul Sullivan, Michaela Ferrigine, Barbara Boas, Chris Fabricant and Roseann DalPra. Nays: none. Kal Pipo recused himself from the vote.

1. Jeff's Fencing (Kal Pipo), 42 Wallace Street, Block 48, Lot 9 (13294) Fence

**Applications/Hearings:**

**17 Broad Street Red Bank, LLC. 21-23, Broad Street, Block 28, Lot 8, Z13309**

Jason Vico, Architect, was sworn and accepted as an expert witness. He explained the application, which was approved by the Zoning Board.

Exhibit A-1; Architectural Plans prepared by George Fett, dated 5/23/19 (2 pages) was entered.

The changes proposed to the existing façade include recessing the entryway on the first floor, replacing the windows on the second and third floors and repairing the façade where needed. Currently, the third floor vinyl, double hung windows are leaking and causing damage to the building. The replacement windows proposed for the second floor will be a similar window to what is existing and the third floor windows will be the same for continuity.

Michaela Ferrigine felt this would cause the building to have a modern appearance. Mr. Vico explained if they replaced the third floor double hung windows with the same type, the current building codes would require them to put restrictors on them and that would not work. Anthony Barbera, Property Owner, stated these improvements would create a \$6 - \$7 million ratable for the town. As the two upper floors are to be office space, there should be consistency, otherwise, they would not be able to rent the space.

After discussion, all were in agreement to the following:  
Continue the design currently on the second and third floors to the recessed area proposed for the first floor, perhaps use brick to create an interest; replace the second and third floor windows with like kind and keep the Doremus Architecture on the upper level; utilizing a brick sill on the lower level and to use Historic colors from any of the major paint companies' selections. They will take a close look to what is under the existing façade and try to incorporate components from the original building. This building was built in the 1800's and they would like to possibly date stamp the building on the first floor.

Chris Fabricant stated the Victorians looked to make a grand entry way on the first floors by using the finest materials and stucco is not considered in this category.

A motion was made by Kal Pip, seconded by Barbara Boas to approve this application for a Certificate of Appropriateness. Ayes: Paul Sullivan, Michaela Ferrigine, Barbara Boas, Kal Pipo and Chris Fabricant. Nays: none.

**Anthony Sessa, 81 Linden Place, Block 48, Lot 22, Z13331**

Anthony Sessa was sworn. He is the owner of the property. He explained that he recently purchased the property and a tree fell on the house, causing damage. As he was not aware of being in a Historic District, he had the house repaired and replaced the siding with a vinyl siding. As there are other homes in the neighborhood with vinyl, Mr. Sessa was not aware this was not acceptable. The repairs were in the process and a stop work order was issued the day prior to the siding being installed. This is when Mr. Sessa learned of the requirements for the Historic District. He was able to replace the front of the house with a siding resembling cedar and the sides and rear were kept in the vinyl.

Glenn Carter explained the revised Uniform Construction Code does not require a building permit for roofing or siding, so therefore, homeowners may be unaware of the requirements. The members were in agreement that it may not be the perfect solution, but it is the best for this application. The finished product looks good and this was the most cost effective decision.

A motion was made by Michaela Ferrigine, seconded by Barbara Boas to approve this application for a Certificate of Appropriateness. Ayes: Paul Sullivan, Michaela Ferrigine, Barbara Boas, Kal Pipo and Chris Fabricant. Nays: none.

It was also noted that the brochure being created will be provided to new homeowners in the Washington Street Historic District, so they are aware of the requirements.

Glenn Carter explained according to the Municipal Land Use Law, it is very clear what the Historic Preservation Board has jurisdiction over and these include the Washington Street and the Commercial Districts along with the properties specifically named from the Master Plan Historic Properties List. There was discussion regarding possibly having an amendment to the Master Plan to update the list of properties. It was noted, this would take time to put together.

Michaela Ferrigine prepared a letter to send to the representative from Hackensack Meridian Health regarding the recent application of their property at 95 East Front Street, which plans to demolish the existing structure. Although the building is not on the Historic inventory list, it does have Historic value. It belonged to the Allaire family, who was a pioneer in building steamship engines and used Red Bank as a port for shipping iron. She is requesting that HMMH consider keeping the structure and perhaps create a bed and breakfast facility to accommodate cancer victims and their families, similar to "Mary's Place" in Ocean Grove.

On a motion made by Gary Saphire, seconded by Barbara Boas, the meeting was adjourned at 8.27 pm.

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