

1. Open Meeting To The Public For Non Agenda Items

2. Administrative Matters

3. Resolutions

4. Approval Of Minutes

4.I. 1.20.2021 HPC Meeting Minutes

Documents:

[HPC MINUTES 1.20.2021.PDF](#)

5. Consent Agenda (Can Be Approved In One Motion)

6. Applications/Discussions:

6.I. 68 Broad Street Block 37, Lot 17 Signage

Documents:

[68 BROAD STREET SIGN LACROSSE UNLIMITED.PDF](#)

7. Adjournment

**MINUTES**  
**RED BANK HISTORIC PRESERVATION COMMISSION BOARD**  
**January 20, 2021**

The Red Bank Historic Preservation Commission Board held a regular meeting on Wednesday, January 20, 201 at 6:30 pm, via Zoom in the Municipal building, first floor Council Chambers, 90 Monmouth Street, Red Bank, New Jersey.

Chairperson Michaela Ferrigine called the meeting to order at 7:08 pm. 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 Roseann DalPra. Also present were Shawna Ebanks, Director of Community Development and Maria Graziano, Board Secretary.

**Administrative Matters:**

Meeting Minutes: Barbara Boas made a motion to approve the meeting minutes from 12/20/2020 with the changes that were made, and seconded by Roseann DalPra. Ayes: All in Favor, Paul Sullivan, Michaela Ferrigine, Barbara Boas, and Roseann DalPra.

Michaela Ferrigine spoke about a complaint regarding 67 Wallace Street. Plans were approved and amended. Plans accepted with light change that was not mentioned. A globe light was replaced with a High Hat above the entry way. Although this is not an ideal light for the Historic District, the HPC is here for the bigger picture and therefore is okay with the light. It was an oversight by the home owner. He has been forthcoming throughout his application and there was no formal complaint made so that HPC Board is fine with it.

**Applications:**

169 River Road, James & Stella Price. Mr. Price stated that he recently purchased this home. He liked the Historic beauty of the Property. He said people are always turning in his driveway thinking it is a road. He is proposing to put a gate up. There are pillars there now with some hedges. They are proposing to move the pillars back and rebuild with brick and painted them white and adding a gate. They would keep the hedge rose. There is Azek/coating on the brick pillars now. The HPC liked the idea of rebuilding the pillars with brick. The color of the gate will be white. It will not be wood. It would be Azek, metal or aluminum. The board felt that this proposal would be an improvement and will maintain the Historic look. Michaela Ferrigine made a motion to accept this application and seconded by Paul Sullivan. Ayes: Paul Sullivan, Michaela Ferrigine, Barbara Boas, and Roseann DalPra.

177 Broad Street, Artichoke Basille's Pizza signage. Steve Raciti presented the sign application for 177 Broad Street. This applicant is the owner of the place. He went over the proposed signs, Channel light halo sign. Is the up light the only additional lighting. Did you consider using a gooseneck lighting. It is optional and it is permitted. They are removing the signs that were attached to the building and conduit. The owners are interest in maybe altering the façade for their store. Not saying they will do but they are considering it. You may want to look at some facades that are a one story store front and look at their design. Barbara Boas made a motion

to approve the new signage and seconded by Roseann DalPra. Ayes: Paul Sullivan, Michaela Ferrigine, Barbara Boas, and Roseann DalPra.

11 Linden Place, Downtown Investors. Jay Herman and Todd Herman owners of the Investing 7 Commercial Real Estate for 30 years. They own several buildings in Red Bank. They would like to replace the Merrill Lynch sign that is there and replace it with their sign. It will just be a name change. It will have aluminum letters colored black and it will not be lit. This is a simple application. Michaela Ferrigine made motion to accept the application, Paul Sullivan seconded. Ayes: Paul Sullivan, Michaela Ferrigine, Barbara Boas and Roseann DalPra.

60 Broad Street, Anita Pierce Good Life Organic Kitchen Sign. Looking to replace the Luigi' sign. The whole sign is considered a logo sign. She would like to keep the blue in the sign. There is nothing they can do about a logo sign. The sign looks good. Michael DiBernardo made a motion to approve the sign and seconded by Barbara Boas. Ayes: Paul Sullivan, Michaela Ferrigine, Barbara Boas and Roseann DalPra.

65 Broad Street, Bob's Secret Stash. Michael Zapcic and Ernie O'Donnell. Secret Stash has been in business for 23 years. We are moving their business from another address in Red Bank. They are proposing a sign on the façade over the store. It will be 48" diameter which is 3 sq. ft. under the requirement. They will be removing the lettering from the Building and Awning. They will use just the logo. Green awning with address no lettering. There will be no lettering just 65 on the awning. There will be no red letters. Kevin likes the old school record look of the logo and the tree would hide the lettering. They like the simple approach. The clings will cover just the left side of the vestibule the right side is completely open. You can see through the clings. What is behind the clings are the counter, cash register, paperwork and to protect the comic books. Barbara Boas thinks they clings are fun and iconic. Please just don't destroy the sign in the middle of the vestibule. They plan on cleaning it up and leaving it. Barbara Boas made a motion to approve this application and seconded by Michaela Ferrigine. Ayes: Paul Sullivan, Michaela Ferrigine, Barbara Boas, and Roseann DalPra.

77 Broad Street. Philadelphia Sign Company. Merrill Lynch is planning on doing a rebranding. They are would like an internally illuminated sign. They are now reapplying for a non-illuminated sign and made each sign smaller. The signs are blue and it is their logo. The surround (the white awning) is the problem. It is an aluminum back panel with pin map letters. If you remove the white backing and making them pin letters and the remove the surround. It gives it a much more upscale appearance. Gooseneck lighting can be used and long as it is not huge. Frontage sign above the frontage sign. The illumination above the door will not have illumination. This is a big logo change after many years. Tom will forward the updated changes and submit to Maria. A motion was made by Michaela Ferrigine to approve this application with all conditions being met, and seconded by Barbara Boas. Ayes: Paul Sullivan, Michaela Ferrigine, Barbara Boas and Roseann DalPra.

A discussion was had regarding application procedures and a lawyer for the HPC Board. All discussions and applications going forward will be presented to the HPC Board at their monthly meeting.

Open to the Public: Jay Herman stated that Merrill Lynch can conditionally approve the application once the changes are made. He stated it is not fair to the applicant to hold them up for a month if he submitted the conditional changes in the application.

Barbara Boas made a motion to adjourn the meeting and seconded by Paul Sullivan. Ayes: All in favor.

Respectfully Submitted,

Maria Graziano  
Secretary, Red Bank Historic Preservation Commission



# Borough of Red Bank

90 Monmouth Street  
Red Bank, NJ 07701

Shawna S. Ebanks, PP, AICP  
Director Community Development

732-530-2752  
sebanks@redbanknj.org

## HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS APPLICATION

*Grey Area for Official Use*  
**Date Submitted:** 11/27/2021

**Meeting Date:** 2/17/2021

**Application #:** HPC 007

**Historic Preservation  
Commission Action:**

Approved:  
Conditionally Approved:  
Denied:



**Additional  
Approval Needed:**

**Conditions:**

**Administrative Officer Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Property Identification:**

**Address:** 68 Broad St. **Block:** 31 **Lot:** 17

**Name of Business (if commercial establishment)** \_\_\_\_\_

**Property Type:** \_\_\_\_\_ **Single/Two Family** \_\_\_\_\_ **Multifamily (3 Units or more)** \_\_\_\_\_ **Commercial**  **Other** \_\_\_\_\_

**If Known:** \_\_\_\_\_ **Year Built:** \_\_\_\_\_ **Architectural Style:** \_\_\_\_\_

**Property Owner's Information:**

**Property Owner's Name:** Sity Eight Broad St. LLC

**Address:** 60 Broad St. Suit. 107 Red Bank NJ 07701

**Primary Phone Number:** 732 207 1003

**Email Address:** \_\_\_\_\_

**Applicant Information:**

**Applicant Name (if different from owner):** Daniel Cardona

Company: Cad Signs

Primary Phone Number: 201-267-0457

Email Address: 169 Lodi St. Hackensack NJ 07601

Description of Proposed Work:

Remove sign Panel. Install new single face sign panel

115.25 x w1.46" = 22.26 sqft

Outline Nature of Proposed Work (select all applicable)

Architectural Feature	Repair, Replace-In Kind, or New
<input type="checkbox"/> Exterior Walls	
<input type="checkbox"/> Roof	
<input type="checkbox"/> Gutters	
<input type="checkbox"/> Chimney	
<input type="checkbox"/> Eaves (cornice, soffit, fascia)	
<input type="checkbox"/> Windows	
<input type="checkbox"/> Doors and Doorways	
<input type="checkbox"/> Porch, Portico	
<input type="checkbox"/> Sidewalk or Driveway	
<input type="checkbox"/> Fence	
<input checked="" type="checkbox"/> Signage	
<input type="checkbox"/> Retaining Wall	
<input type="checkbox"/> Solar Panels, Antennas, etc.	
<input type="checkbox"/> Lighting	
<input type="checkbox"/> Other (please identify)	
<input type="checkbox"/> Demolition	

**Required Information:**

With each application, you are required to submit color photos of the property, and, depending on the scope of work proposed, architectural plans or sketches, material samples, color samples, catalog cuts or any other useful references for review. Drawings to be provided, at a minimum, include: a site plan; a roof plan, if applicable; and/or exterior elevations of all facades including before and after views. For signage applications, the applicant must provide a rendering of the proposed sign on the façade and provide the full calculations of the signage area as required in §490-104 of the Red Bank Planning and Development Regulations. Once your application is schedule, you may be required to submit additional information.

By signing this application, the applicant and owner agree to the information herein is correct and complete to the best of your knowledge. Also, the HPC may require additional information for your completion to be complete.

Print Owners Name: MICHAEL MORGAN Print Applicants Name: Daniel Cardona  
Owners Signature: [Signature] Applicant's Signature: [Signature]  
Date: 1-27-21 Date: 1-27-21

Please complete this application in its entirety. Applications are due **five days** before the Historic Preservation Commission Public Hearing. Before submission of an application, the applicant is encouraged to review the Red Bank Planning and Development Regulations §490-55. Incomplete applications will not be scheduled.

183" (15'-3")

Assumes 1" Outline



PROPOSED STOREFRONT FACE REPLACEMENT | 3/4" = 1'-0"

ANGLE BRACKETS AND SELF-TAPS SCREWS FOR INSTALLATION

**SQUARE FOOTAGE:**

EXISTING | 15.25' x 1.46' = 22.27' TOTAL

PROPOSED | 15.25' x 1.46' = 22.27' TOTAL

**SCOPE OF WORK:**

FABRICATE NEW SIGN PANEL AS SHOWN AND DESCRIBED.  
REMOVE EXISTING SINGLE FACED SIGN PANEL AT SITE.  
INSTALL NEW SINGLE FACE SIGN PANEL AT SITE.

**DESCRIPTION:**

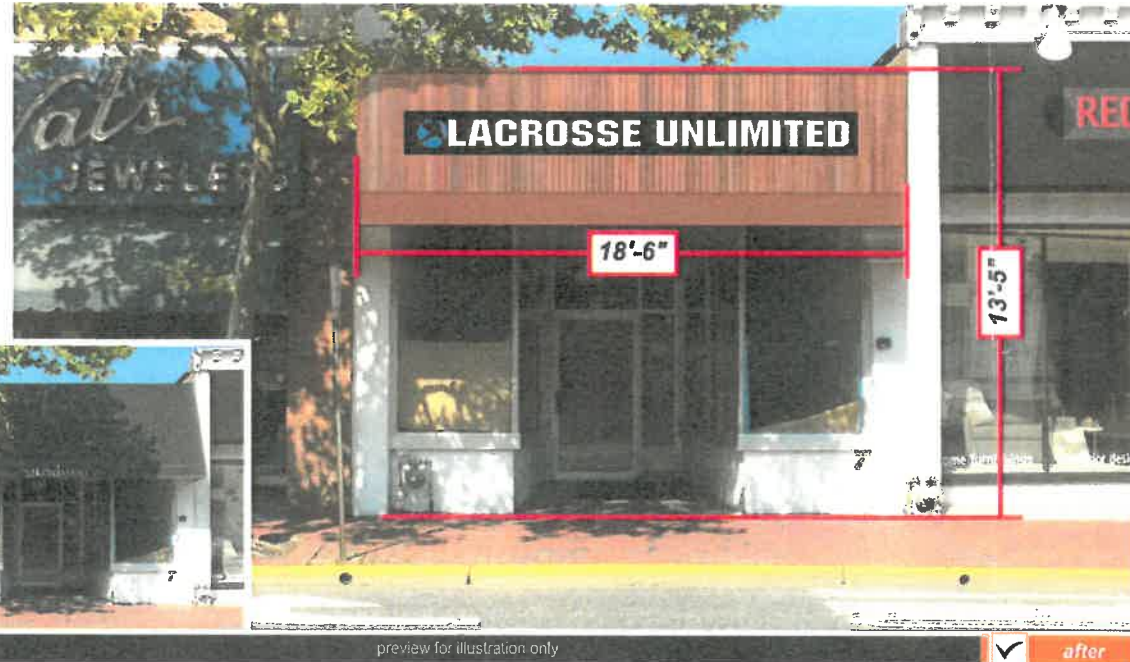
- 1. SIGN FACE ALUMINUM SHEET.
- 2. GRAPHICS 3M PREMIUM VINYL APPLIED TO EXTERIOR SURFACE.

**COLOR SCHEDULE:**

- SIGN PANEL = AKZO NOBEL GLOSS ENAMEL 00 WHITE
- 3M VINYL 7725-12 BLACK VINYL
- 3M VINYL 7725-177 WEDGEWOOD BLUE (CLOSEST MATCH FOR BM-152 WHIPPLE BLUE)

**SQUARE FOOTAGE**

Sign Height	17-1/2"
Sign Width	15'-3"
<b>TOTAL SQ. FT.</b>	<b>22.24</b>



I, \_\_\_\_\_ have reviewed the above specifications & hereby fully understand the content of work to be performed



Print Name

Signature

Date



PLEASE CHECK PROOF FOR CORRECT COLORS, SPELLING, SIZE, CORRECT LOGO AND PLACEMENT FOR ART.  
BY REPLYING "APPROVED", YOU AGREE THAT THE ART IS READY TO PRODUCE AS SHOWN.  
VALLESIGNS WILL NOT ASSUME RESPONSIBILITY FOR ANY INACCURACIES THAT ARE NOT CAUGHT ON THIS APPROVAL



# Site Plan



0  
 PRO  
 A  
 61  
 Red E  
 S  
 Relocate  
 D

This dra  
 property  
 awnings  
 personal  
 with the p  
 & awning  
 or your o  
 be copies  
 or Exhibit  
 your org  
 written  
 vallesigns

