



Borough of Red Bank

90 Monmouth Street
Red Bank, NJ 07701



Shawna S. Ebanks, PP, AICP
Director Community Development

HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS APPLICATION

Grey Area for Official Use

Date Submitted: _____	Meeting Date: <u>7/21/21</u>	Application #: <u>HPC022</u>
Historic Preservation Commission Action:	Approved: <input type="checkbox"/> Conditionally Approved: <input type="checkbox"/> Denied: <input type="checkbox"/>	Additional Approval Needed:

Conditions:

Administrative Officer Signature: _____ Date: 7/9/21

Property Identification:

Address: 97 Broad St, Red Bank NJ Block: 47 Lot: 14

Name of Business (if commercial establishment) Mother Knitter Yarn Studio

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: 95-97 Broad St RB LLC

Address: 333 Broad St, Red Bank NJ 07701

Primary Phone Number: 732-852-7020

Email Address: joe@biondfinancial.com

Applicant Information:

Applicant Name (if different from owner): Laurie + Vidar Brekke

Company: Branlon LLC dba MK Yarn Studio Primary Phone Number: 732.291.1019

Email Address: laurie@motherknitter.com

Description of Proposed Work:

new signage ; Keeping existing goose neck
and scones (existing) lighting

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	New
<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 scheduled, 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.

95-97 Broad St RB LLC

Print Owners Name: Joe Biondolillo, member

Print Applicants Name: Laurie Brekke

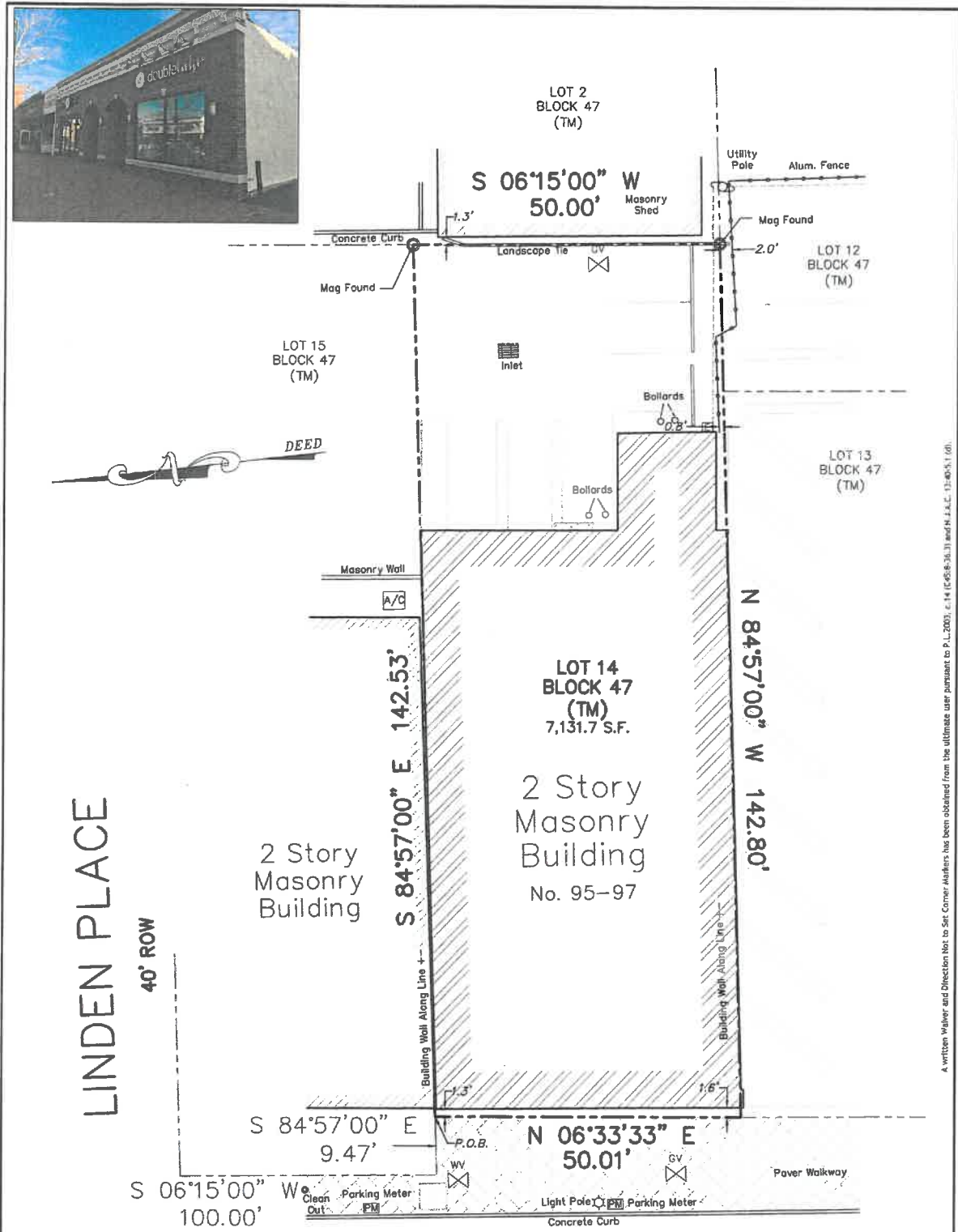
Owners Signature: 

Applicant's Signature: 

Date: 7/7/2021

Date: 7/7/2021

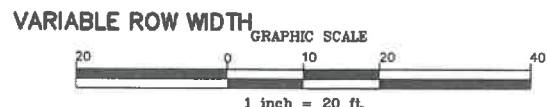
Please complete this application in its entirety. Applications are due **five days** before the Historic Preservation Commission Public Hearing. Before submission of an application, the applicant is encouraged to review the Red Bank Planning and Development Regulations §490-55. Incomplete applications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



LINDEN PLACE
40' ROW

BROAD STREET

This survey certified to:
 Redwood Management Group, LLC
 Investors Bank, a New Jersey state-chartered bank,
 its successors and/or assigns
 Broad Red, LLC
 Fidelity National Title Insurance Company



This survey references:
 Deed Book 9105 Page 1395

Notes:
 Field Survey Performed on 01/12/18
 Subject to an accurate title search
 Subject to documents of record

I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc., under my direct supervision, in accordance with N.J.A.C. 13:40-5.1 and to the best of my professional knowledge, information and belief, correctly represents the conditions found on the date of the field survey, except such easements, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and is not transferable. Survey is valid only if print has original raised seal of the undersigned professional. This plan is made to provide information to the title insurer so that it may insure title to the lands shown herein.

	PROJECT NUMBER 180081		SURVEY OF PROPERTY Tax Lot 14 - Block 47 95-97 Broad Street, Borough of Red Bank Monmouth County, New Jersey	
	SCALE 1" = 20'	DATE 02/27/18		
	FIELD: JRS	OWN BY: DBJ	CHECKED: MJC	MARK J. CIFONE, Professional Land Surveyor N.J. Lic. No 24GS04132900 JEFFREY D. MALES, Professional Land Surveyor N.J. Lic. No 24GS03008700

117 Hibernia Avenue | Rockaway | NJ
 Ph: (973) 625-5670 | Fx: (973) 625-4121
 www.LakelandSurveying.com
 Certificate of Authorization #240A28090000

A written Waiver and Direction Not to Sue Corner Markers has been obtained from the ultimate user pursuant to P.L.2003, c.114 (S.258-36.1) and N.J.A.C. 17:27-1.1 (b).

Lakeland Surveying, Inc.

117 Hibernia Avenue
Rockaway, NJ 07866
Ph: 973-625-5670
Fx: 973-625-4121

**Description of Property Situated in
Borough of Red Bank
County of Monmouth, New Jersey
Tax Lot 14 Block 47**

BEGINNING at a point on the Easterly sideline of Broad Street (variable width row), said point being the following two (2) courses from the intersection of Broad Street and Linden Place:


- a) South 06 degrees 15 minutes 00 seconds West 100.00 feet to a point, thence;
 - b) South 84 degrees 57 minutes 00 seconds East 9.47 feet to the POINT OF BEGINNING.
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- 1) Leaving said sideline of Broad Street South 84 degrees 57 minutes 00 seconds East 142.53 feet to a mag found, thence;
 - 2) South 06 degrees 15 minutes 00 seconds West 50.00 feet to a mag found, thence;
 - 3) North 84 degrees 57 minutes 00 seconds West 142.80 feet to a point on said sideline of Broad Street, thence;
 - 4) Along said sideline of Broad Street North 06 degrees 33 minutes 33 seconds East 50.01 feet to the point and place of BEGINNING.

Containing 7,131.7 S.F.

Subject to an accurate title search

Subject to documents of record

This description is drawn in accordance with a survey performed by Lakeland Surveying, Inc. dated 01/15/2018



Marc J. Giffone, P. L. S.
N.J. License No. GS41329

Jeffrey O. Males, P.L.S.
NJ License No. GS30087