

**MINUTES**  
**RED BANK HISTORIC PRESERVATION COMMISSION**  
**January 19, 2022**

The Red Bank Historic Preservation Commission held a meeting on Wednesday, January 19, 2022, at 7:00 PM via Zoom video conferencing call.

Chair Chris Fabricant called the meeting to order at 7:02 PM. A roll call showed the following members attended Barbara Boas, Chris Fabricant, and Gary Sapphire. Paul Sullivan joined the meeting at 7:07 PM. Also present were Sean Byrnes, Esq. and Shawna Ebanks, PP, AICP, Director of Community Development, and Acting Board Secretary.

Chair Fabricant read the Open Public Meeting Statement Act. Adequate notice was posing in the newspaper, with the Borough Clerk's office, the Borough website, and posted outside the Red Bank Council Chambers and on the front door of Borough Hall.

**Non-Agenda Items:**

**Protocols for Informal Application Review and Site Visits**

Chair Fabricant made a motion to adopt the procedures discussed at the November 17, 2021 workshop for informal application reviews and site visits. Gary Sapphire seconded the motion. Ayes: Commissioners Chris Fabricant, Gary Sapphire, and Barbara Boas. Abstention: None. Nays: None.

**Historic Preservation Goals for 2022**

Chair Fabricant asked the Commission to approve the following set of goals for the New Year.

1. Conduct an inventory of historic resources for Rector Place and Bridge Avenue to assess the suitability for designation as a local historic district to be presented to the Mayor and Council.

Comment: Commissioner Boas asked for the boundaries of the study area to be more defined. She suggested that the Commission also focus on designating sites identified in the Historic Preservation Element to be included in the Borough's historic inventory.

Motion made by Chair Fabricant to conduct an inventory of Rector Place and Bridge Avenue and second by Commissioner Sapphire. Ayes: Commissioners Paul Sullivan, Chris Fabricant, Gary Sapphire, and Barbara Boas.

2. Research, draft and publish guidelines for sensitive treatment of design elements for designated historic structures throughout the Borough. The reason is to provide the public with details on rehabilitating historic structures.

Motion made by Chair Fabricant to draft guidelines for the treatment of historic structures and second by Commissioner Boas. Ayes: Commissioners Paul Sullivan, Chris Fabricant, Gary Sapphire, and Barbara Boas.

### Resignation of Commissioners

Chair Michaela Ferrigine, not in attendance, resigned from the Commission and her role as Chair.

Commissioner RoseAnn DalPra, not in attendance, chose not to renew her appointment as a commissioner when her term ended at the end of 2021.

### Administrative Items

#### Oath of Office

Board Attorney Sean Brynes read the Oath of Office and wore in the following new and existing members to the Historic Preservation Commission:

| <u>Member</u>             | <u>Term Ends</u> |
|---------------------------|------------------|
| Andy North - Alternate #1 | 2023             |
| Barbara Boas – Class C    | 2025             |
| Gary Saphire – Class C    | 2025             |

#### Commission Attorney Appointment

Chair Fabricant nominated Sean Brynes, Esq. as the Historic Preservation Commission attorney and second by Commissioner Saphire. Ayes: Commissioners Paul Sullivan, Chris Fabricant, Gary Saphire, Andy North, and Barbara Boas.

#### Minutes:

Commissioner Saphire motioned to approve the minutes for the November 17, 2021 workshop and regular meeting, seconded by Commissioner Boas. Ayes: Commissioners Barbara Boas, Chris Fabricant, and Gary Saphire. Abstention: Paul Sullivan and Andy North. Nays: None

#### Old Business:

##### **Abracadabra, LLC, 3-5 Broad Street, Block 28, Lot 14.01**

Jason Vico represented the applicant. The applicant returned as a condition of approval to present the final design of the garage door. Mr. Vico provided testimony on the details of the new door and the location. The existing window with bench will be removed and replaced with an aluminum overhead door.

Commissioner Boas made a motion to approve the proposed door and design of the storefront, second by Commissioner Saphire. Commissioners Barbara Boas, Chris Fabricant, Gary Saphire, Paul Sullivan, and Andy North. Abstention: None. Nays: None

##### **Sean Dunn- Dublin House, 30 Monmouth Street, Block 31, Lot 15.04**

Sean Dunn identified himself as one of the partners of the Dublin House. The application was carried from the October 20, 2021, public meeting. There were no changes to the plans presented to the Commission at the previous meetings. Chair Fabricant provided the charge of the Commission, which is to preserve the historical context of structures. He also presented the history of the relocation of the building from its original location to its present location on Monmouth Street. The structure represents a Victorian Style home, and the proposed changes would not be compatible with the house's history. Mr. Dunn reiterated that there were no changes to the proposed scope of work and the renovations would enhance the

structure's appearance. The renovations would have the same look due to the columns remaining. Commissioner Sullivan stated that the loss of the railings and articulation of the porch would detract from the structure's historical value.

Chair Fabricant made a motion to deny the application as presented, second by Commissioner Sullivan. Commissioners Barbara Boas, Chris Fabricant, Gary Saphire, and Paul Sullivan. Abstention: Andy North. Nays: None.

**New Business:**

**Denholtz Acquisitions, LLC, 140-148 Broad Street, Block 60, Lot 18**

Steve Lidster represented the applicant. The applicant is proposing a façade improvement to the existing commercial property. The original use of the buildings was office buildings and a furniture store. Mr. Lidster presented the conditions of the current design and materials of the façade. The proposed exterior façade renovations aim to look at three different buildings and turn them into one cohesive design. There is no change to the building's footprint, shape, or size. Some of the proposed materials of the new façade will be reclaimed wood, glass, concrete panels, three-dimensional stone, and carbon steel. Chair Fabricant stated that the proposed renovations echoed the past into a modern design. The site does not have any notable historical significance.

Chair Fabricant made a motion to approve the application as presented, second by Commissioner Boas. Commissioners Barbara Boas, Chris Fabricant, Gary Saphire, Paul Sullivan, and Andy North. Abstention: None. Nays: None.

**Sally Boys Pizza and Specialties, 1 Broad Street, Block 28, Lot 11**

Stephen Raciti represented the applicant. The property had appeared before the Commission within the past year for façade improvements and appeared before the Zoning Board of Adjustment for change of use and was approved. The applicant has now returned to the Commission updated façade improvements. Mr. Raciti provided history on the changes made to the façade in the past. He presented the proposed changes to the façade and its impact on the layout of the interior of the building. The proposed facade renovations included a metal railing over the second-floor windows. Another railing will be placed on the roof for mechanical equipment screening, signage, insulated glass windows, a 9-foot wide black panel on the Broad Street façade, and another black panel on the side of the building. The corner door will remain. There was discussion amongst the Commissioners regarding the facade details and color. Chair Fabricant mentioned that the building was an example of Streamline Art Deco, and the new design should reflect that architectural design. Commissioners Saphire, Boas, Sullivan, and North voiced their concern with the metal cladding on the façade.

Jeff Cahill, 620 Shrewsbury Avenue, interior designer for the project. Mr. Cahill provided additional information on the reason for the two towers and the function of the design. He stated that the design gives the building more personality.

Cindy Burnham, 71 Wallace Street, commented that the building style should remain Art Deco. In addition, the renovations should complement the Kislin Building.

Chair Fabricant made a motion to deny the application as presented, second by Commissioner Saphire. Commissioners Chris Fabricant, Gary Saphire, and Paul Sullivan. Abstention: None. Nays: Barbara Boas and Andy North.

The Commission went into executive session to discuss previous application status and reorganization of the Commission. Commissioner Boas, seconded by Commissioner Sullivan, made a motion.

The meeting was adjourned at 9:54 PM.

Respectfully,  
Shawna Ebanks  
Acting Historic Preservation Commission Secretary