

MINUTES
RED BANK HISTORIC PRESERVATION COMMISSION
February 16, 2022

The Red Bank Historic Preservation Commission held a meeting on Wednesday, February 16, 2022, at 7:00 PM via Zoom video conferencing call.

Chair Chris Fabricant called the meeting to order at 7:03 PM. A roll call showed the following members attended; Paul Sullivan, Barbara Boas, Chris Fabricant, and Andy North. Also present were Sean Byrnes, Esq., Commission Attorney, 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 posted in the newspaper, with the Borough Clerk's office, on the Borough website, and posted outside the Red Bank Council Chambers and on the front door of Borough Hall.

Non-Agenda Items:

Barbara Boas provided a summary of the Planning Board meeting in which the 26 Wallace Street application was presented before the Board. The application was carried to another Planning Board meeting date and will conclude at that time.

Minutes:

Commissioner Sullivan motioned to approve the minutes for January 19, 2022, regular meeting, seconded by Commissioner Boas. Ayes: Commissioners: Paul Sullivan, Barbara Boas, Chris Fabricant, and Andy North. Nays: None.

Resolutions:

The resolution to appoint the Historic Preservation Commission Attorney was tabled until the next public meeting. Likewise, the Resolution of Denial for HPC030:26 Wallace Street was tabled until after discussion during the executive session.

New Business:

Stephen Racitti (Sally Boy's); 1 Broad Street; Block 28, Lot 1

Jeff Cahill and Stephen Racitti represented the applicant. At January 19, 2022, Historic Preservation Commission meeting, the applicant appeared before the Commission with proposed alterations to the exterior façade of 1 Board Street. The Commission found that the proposed work was not in keeping with the historic preservation standards, and the application was denied. Based on the comments/recommendations given at the previous meeting and through email correspondences, the applicant returned to the Commission with a new application with revised designs for the exterior façade. Mr. Cahill presented the history of the building's façade renovations and its previous uses. He explained the modified plans, which include elements of Art Deco features. The new design will consist of stucco material for the charcoal colored paneling/tower, externally lit signage, and removal of the rooftop railing. He provided testimony on the charcoal paneling/tower function on Broad Street and East Front Street.

Chair Fabricant and Commissioner Sullivan questioned the reasoning for the panel/tower to screen the mechanical equipment and wiring placement on the exterior façade. Mr. Cahill stated that the new restaurant use of the building needs the panel/tower for screening of the large equipment.

Commissioner North asked if the applicant could reduce the width of the panel/tower on the Broad Street elevation. Mr. Racitti stated that the width of the panel is the same size as the existing window and the scale of the Broad Street elevation is limited.

Commissioner Boas asked about the width of the building along Broad Street. Mr. Racitti responded 14-feet wide. Commissioner Boas commented that the building is oddly shaped, and the proposed alterations fit the Art Deco theme of the structure.

Chair Fabricant read into the record remarks and presented the history of the building design. He concluded that the panels/towers do not serve a functional purpose and do that fit the Art Deco style.

Commissioner Sullivan asked about the modern look of some of the windows and whether the applicant considered installing windows that are more in the style of Art Deco. Mr. Racitti responded that the window design highlights the masonry wall on the interior and gives a picturesque look to the building.

Commissioners provided comments on the placement of the panels/towers, the size of the building, and the Art Deco designs of the proposed façade alterations.

Commissioner Sullivan stated the design presented a negative historical impact on the structure; however, the Commission is making an exception due to the shape and location of the building.

No public comment.

Commissioner Sullivan made a motion to approve the application as presented, second by Commissioner Boas. Ayes: Commissioners Paul Sullivan, Barbara Boas, and Andy Sapphire. Nays: Chris Fabricant.

Philip Smith-Ace Sign Company; 130-132 Broad Street; Block 60, Lot 16

Phillip Smith, the applicant, was present to provide details on the proposed signage. Mr. Smith provided testimony regarding the illumination, color, and material of the proposed sign for the restaurant. The sign's color is a historic chrome green and will be externally lit by existing gooseneck fixtures.

No public comment.

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

The Commission went into executive session to discuss the previous application status and reorganization of the Commission. Commissioner Boas, seconded by Commissioner Sullivan, made a motion. Ayes: Commissioners: Paul Sullivan, Barbara Boas, Chris Fabricant, and Andy North. Nays: None.

The Commission returned from the executive session at 10:16 PM. A roll call was taken, and the following Commissioners were present: Paul Sullivan, Barbara Boas, and Chris Fabricant. Absent: Andy North.

Resolutions

Resolution of Denial – Application HPC030 – 26 Wallace

Motion: Approved with Amendments

Amendments: The Borough's Master Plan is against the demolition of historic structures. As stated by the applicant, the 29-space parking lot will be an accessory to a future concept for an office building. No adaptive reuse was considered for the structure. No alternatives were given for the structure. The applicant provided no evidence that the structure was no longer viable as a residence and property posed a hazard.

Moved by: Chris Fabricant

Second: Paul Sullivan

Ayes: Paul Sullivan, Barbara Boas, and Chris Fabricant.

Commissioner Boas made a motion to adjourn the meeting, second by Commissioner Sullivan. Accordingly, the meeting was adjourned at 10:18 PM.

Respectfully,
Shawna Ebanks
Acting Historic Preservation Commission Secretary