

MINUTES
RED BANK HISTORIC PRESERVATION COMMISSION
August 17, 2022

The Red Bank Historic Preservation Commission held a meeting on Wednesday, August 17, 2022, at 7:00 PM, in the municipal building, first floor, 90 Monmouth Street, Red Bank, New Jersey.

Chair Chris Fabricant called the meeting to order at 7:07 PM. A roll call showed the following members attended; Paul Sullivan, Matt Berdahl, Chris Fabricant, and Rose Ann DelPra. Gary Sapphire arrived at 7:08 PM. Also present was 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, the Borough website, posted outside the Red Bank Council Chambers, and on the front door of Borough Hall.

Minutes:

Chair Fabricant motioned to approve the minutes for July 17, 2022, regular meeting, second by Commissioner Berdahl. Ayes: Commissioners: Chris Fabricant, Paul Sullivan, Rose Ann DelPra, and Matt Berdahl. Nays: None. Abstain: None

Andrew North and Robin Ostrowski; 18 Washington Street; Block 27, Lot 13

Mark Fitzsimmons and Andy North were present to provide details on the application. The applicant proposed to extend the existing front porch. The owner renovated the porch in 2018 and now wants to rework the existing porch awning. The new porch will cover the front entrance and mail area. The proposed roof profile will be lower to match the existing fascia. The proposed porch will match the same trim as the existing porch. The columns and entire porch will be wood. New steps will be made of blue stone like the existing steps. Yankee gutters will be repaired with a 4-inch downspout. The flared look of the gutters will remain.

Commissioner Sapphire motioned to approve the application as presented, seconded by Commissioner Sullivan. Ayes: Rose Ann DelPra, Chris Fabricant, Paul Sullivan, Gary Sapphire, and Matt Berdahl. Nays: None. Abstain: None.

Thomas Pisano; 2-10 Broad Street; Block 30.01, Lot 23

Tom Pisano, Sourland Metal Works, was present to provide details on the application. The applicant proposed to install a new sign for a new business, B. Riley Wealth, located at 2-10 Broad Street on the 2nd and 3rd floors. The proposed sign will be stainless steel, with channel letters and halo-lit. It will be pin mounted. Urban Outfitter signage covers the first-floor façade, so the new signage will have to be placed on the second-floor façade. The application will also require a variance from the Zoning Board of Adjustment due to the location. The colors of the sign are the brand colors of the business.

Commissioner Sapphire motioned to approve the application as presented, seconded by Commissioner Sullivan. Ayes: Rose Ann DelPra, Chris Fabricant, Paul Sullivan, Gary Sapphire, and Matt Berdahl. Nays: None. Abstain: None.

Ronald Mitro, 141 Broad Street; Block 59, Lot 2

Ronald Mitro, the owner of EV Motion, was present to provide details on the application. The applicant proposed to install a new sign for a new business, EV Motion. The sign will be made out of PVC and painted with a historic color palate-Chrome Green. The background will be a black matte color finish, and the letters will be non-matte finished and raised an inch off the background. The gooseneck light will remain angled towards the sign.

Commissioner Sullivan recommended that the sign corners be rounded to give it a more historical look.

Chair Fabricant motioned to approve the application as presented, seconded by Commissioner Sullivan. Ayes: Rose Ann DelPra, Chris Fabricant, Paul Sullivan, Gary Sapphire, and Matt Berdahl. Nays: None. Abstain: None.

Joel Bondy and Kathryn Pacelkol; 60 Spring Street; Block 25, Lot 9

Joel Bondy, the property owner, was present to provide details on the application. The applicant proposed to renovate the existing porch. The existing porch has rotting wood that needs to be removed. The design of the new porch was modeled from the porch for 1 Elm Street. The new porch will have a Chippendale railing design that will be 36-inches in height and met to construction code. The height of the porch ceiling is 9-feet. The railing material will be PVC. The decking will be a grey, fiber-composite material. The existing stairs have steep steps and will be replaced with five steps and a railing alongside. The existing porch footprint will not change. The wood pillars will remain.

There were concerns from the Commission on whether the Chippendale railing design was original to a Victorian-style house; however, since another home within the Washington Street District has the style, and it is aesthetically pleasing, the Commission found it acceptable.

The Commission also commented on using PVC material for the railings.

Commissioner Sapphire motioned to approve the application as presented, seconded by Commissioner DelPra. Ayes: Rose Ann DelPra, Chris Fabricant, Paul Sullivan, Gary Sapphire, and Matt Berdahl. Nays: None. Abstain: None.

Joel Bondy; 31 Union Street; Block 9, Lot 2

Joel Bondy, Monmouth Boat Club representative, was present to provide details on the application. The applicant proposed to construct a pergola on the paver patio. The purpose of the pergola is to provide shading and covering for outdoor use by the club members. The proposed pergola material is made out of cedar. The dimension of the pergola is 12 feet X 20 feet.

Chair Fabricant asked if the Club thought of constructing a shingle-style pergola to match the trims of the principal historic structure. The applicant responded that they had not.

Members of the Commission agreed that the proposed pergola does not match the look of the Monmouth Boat Club, which is listed on the National Historic Register.

Chair Fabricant suggested that the applicant retain an architect to design the pergola that matches the stylistic elements of the main building.

Mr. Bondy asked for the Commission to allow him to revise the application and present the revision at a later date.

Chair Fabricant motioned to table the application, seconded by Commissioner Saphire. Ayes: Rose Ann DelPra, Chris Fabricant, Paul Sullivan, Gary Saphire, and Matt Berdahl. Nays: None. Abstain: None.

Administrative Items and Communications:

Letter from Chris Ferrigine

Chair Fabricant emailed Chris Ferrigine regarding providing ownership documents for the subject property but did not receive a response. Therefore, the Commission has decided not to act on the matter due to the lack of response from the requestor.

Open Meeting for Non-Agenda Items:

Nominations were entertained and appointed by members of the Commission for the following positions:

1. Vice-Chairperson

Motion: Nomination for Gary Saphire as Vice-Chairperson

Moved by: Matt Berdahl

Second by: Chris Fabricant

Ayes: Rose Ann DelPra, Chris Fabricant, Paul Sullivan, and Matt Berdahl

Nays: None

Abstain: Gary Saphire

2. Chairperson

Motion: Nomination for Chris Fabricant as Chairperson

Moved by: Rose Ann DelPra

Second by: Gary Saphire

Ayes: Rose Ann DelPra, Gary Saphire, Paul Sullivan, and Matt Berdahl

Nays: None

Abstain: Chris Fabricant

Local Historic Registry

The Historic Commission's attorney will discuss updating the registry at the next meeting.

Chair Fabricant motioned to adjourn the meeting, second by Commissioner Sullivan. Accordingly, the meeting was adjourned at 8:18 PM.

Respectfully,
Shawna Ebanks
Acting Historic Preservation Commission Secretary