

**REGULAR MEETING MINUTES**  
**RED BANK HISTORIC PRESERVATION COMMISSION**  
**May 21, 2025**

The Red Bank Historic Preservation Commission held a meeting on Wednesday, May 21, 2025, at 7:00 PM, in the municipal building, first floor, 90 Monmouth Street, Red Bank, New Jersey.

The meeting was called to order at 7:00 PM. A roll call showed that Marjorie Cavalier, Louis Almerini, Liam Collins, Paul Cagno, Karen Schmelzkopf, Bethsy Varela, and Anthony Setaro attended. Shawna Ebanks, Board Secretary, was also present.

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

**Regular Meeting Minutes: April 16, 2025**

Motion: Approved as presented

Moved by: Marjorie Cavalier

Seconded by: Liam Collins

Ayes: Louis Almerini, Marjorie Cavalier, Liam Collins, Paul Cagno, Karen Schmelzkopf, and Anthony Setaro

Nays: None

Abstained: Bethsy Valera

**Minor Works Committee**

The Committee met to discuss one sign for 6 Monmouth Street. The application was for installing non-illuminated wall and window signs for a new business. The Committee found no issues with the sign, and the application was approved.

**RiverCenter Liaison**

Karen Schmelzkopf reported that the Visual Improvement Committee reviewed the exterior improvements for the building at the corner of Broad and Monmouth Street. The improvements consist of removing a fire escape and replacing the exit doors with windows. The historic registry did not list the building, so the Commission did not review it.

**Historic Sites Committee**

The Committee had a kickoff meeting with Steven and Marin. Steven presented the results of the internal survey, which highlighted the top concerns for the historic districts: overdevelopment and inconsistent signage.

**Library Presentation**

Marjorie Cavalier informed the Commission that in November, the Commission is scheduled to present at the Red Bank Public Library regarding historic preservation in the town. Marjorie is making the arrangements and asked members to volunteer to put together the presentation to

the public. The dates in November would be either November 13<sup>th</sup> or November 18 at 6:30. The meeting would be an hour.

**HPC 077: 53 Spring Street, Block 22, Lot 14**

Anthony Carter presented before the Commission that he would like to add a second floor to his residence's existing one-story section. The exterior improvements would include vinyl siding and an asphalt shingle roof with a metal roof accent on the south dormer.

The house has two bedrooms, and the plan is to expand the second floor to make a third bedroom. The siding and roof will also be replaced to match the existing house. The additional windows will match the existing ones. The roof will be dark grey slate color asphalt shingles. The applicant will paint the house a historic color.

The Commission recommended that the roof material and style be the same and that the paint be historic. Additionally, a metal roof will not be used for the dormer roof.

Liam Collins motioned to approve the application with the recommendations stated, seconded by Paul Cagno.

**HPC079: 65 Washington Street, Block 25, Lot 16**

Elizaveta Adamov presented that they are planning to restore the existing façade of the house. The original materials will be kept and restored except for the badly damaged slate roof. The woodwork in the front of the house will be fixed and matched close to the original. The applicant will rebuild the porch floor and replace the ceiling with natural wood. The house's color will be from a grey historical palette with white accent trims and doors. The storm doors will remain. The roof material will be replaced with asphalt shingles.

Liam Collins asked that the applicant take pictures of the details before the slate roof is removed so that they can be recorded for future restoration efforts.

Liam Collins seconded Marjorie Cavalier's motion to approve the application as presented.

The meeting was adjourned at 8:38 PM.

Respectfully,  
Shawna Ebanks  
Historic Preservation Commission Secretary