

REGULAR MEETING MINUTES
RED BANK HISTORIC PRESERVATION COMMISSION
April 16, 2025

The Red Bank Historic Preservation Commission held a meeting on Wednesday, April 16, 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 7:01 PM. A roll call showed that Marjorie Cavalier, Louis Almerini, Liam Collins, Paul Cagno, Karen Schmelzkopf, 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: March 19, 2025

Motion: Approved as presented

Moved by: Marjorie Cavalier

Seconded by: Paul Cagno

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

Nays: None

Abstained: None

Historic Sites Committee

The Committee met to discuss their approach with the consultant for the design guidelines and selecting the properties that will be observed for the architectural survey.

RiverCenter Liaison

Karen Schmelzkopf reported that Mairin Bennett from RiverCenter would be on the Design Guidelines Committee.

Annual Report

Kristina Bonatakis reported that she presented the HPC annual report to the Borough Council, and they gave no specific feedback. She highlighted to the Council that smaller applications were streamlined to the Minor Works Committee, which made the approval process easier for property owners.

Design Guidelines & Architectural Survey Proposal Update

Shawna Ebanks reported that Architectural Heritage Consultants had to revise their proposal to include an intensive architectural survey. The revision was requested by the NJ Historic Trust so that the proposal could comply with the grant guidelines. Based on the revised proposal, only 60-

70 properties within the Borough will be reviewed as part of the intensive survey submission. The Historic Site Committee will work with the consultant to select the properties.

9 Wharf Avenue

Dan Condatore, Mode Architects, presented before the Commission the revised renderings for the 9 Wharf Avenue exterior renovations based on the recommendations made by the Commission and the Zoning Board's approval. The revised design includes a mansard roof on the upper floor to match the architecture of the lower floors, while making a clear delineation between the existing and the addition. The materials would be Bethel Shingles on the mansard, and the trim would be fiber cement. The paint colors will be from the Benjamin Moore Historical collection, and the windows will be replaced with Historic Pella windows. No changes will be made to the existing storefront except for repairing rotted wood and replacing the transom window above the door. The awning will also be removed. The original front door will be replaced with a similar door. The newly added floor is sloped back so that it is mansard styled.

Monmouth Boat Club

Monmouth Boat Club requested a letter of support from the Commission for their NJ Historic Trust grant application. The grant is for funding to raise the building due to flooding issues and help preserve its structure.

The Commission agreed to support the Monmouth Boat Club's grant application to the NJ Historic Trust by providing a letter to include in their application. Marjorie Cavalier motioned to provide a support letter to Monmouth Boat Club, seconded by Liam Collins. Ayes: Marjorie Cavalier, Liam Collins, Paul Cagno, Anthony Setaro, and Karen Schmelzkopf. Nays: None. Abstain: Louis Almerini.

SeeMyLegacy QR Plaque

Shawna Ebanks presented a QR code company that could provide information on historic sites throughout the Borough by installing a QR code plaque on the structure. The codes can also be used to identify ghost signs that previously existed on buildings. The Commission would need permission from property owners to place the plaque on their property. Also, the SeeMyLegacy website offers a fundraiser page where the Commission could raise money for the plaques by asking for donations from members in the community.

Liam Collins motioned to adjourn the meeting, which Louis Almerini seconded. Accordingly, the meeting was adjourned at 7:29 PM.

Respectfully,
Shawna Ebanks
Historic Preservation Commission Secretary