

REGULAR MEETING MINUTES
RED BANK HISTORIC PRESERVATION COMMISSION
September 17, 2025

The Red Bank Historic Preservation Commission held a meeting on Wednesday, September 17, 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 7:03 PM. A roll call showed that Majorie Cavalier, Liam Collins, Karen Schmelzkopf, Anthony Setaro, and Bethsy Varela 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, and outside the Red Bank Council Chambers.

Regular Meeting Minutes: August 20, 2025

Motion: Approved with amendments

Moved by: Liam Collins

Seconded by: Majorie Cavalier

Ayes: Majorie Cavalier, Liam Collins, Karen Schmelzkopf, and Bethsy Varela

Nays: None

Abstained: Anthony Setaro

Minor Works Committee

There was no report.

RiverCenter Liaison

There was no report.

Historic Sites Designation/Design Guidelines Committee

The Commission is still awaiting feedback from the Historic Trust on the draft design guidelines before the final draft can be presented to the Commission, Planning Board, and Borough Council. At the last steering committee meeting, Steven mentioned that the scope of work for the architectural survey would focus on the Broad Street Historic Design Overlay. The properties within the overlay have undergone numerous alterations due to tenant turnover; therefore, the survey's scope would be more beneficial to that area. He will go through 149 parcels within the district and narrow them down to 70 properties for the intensive survey. These properties were selected because they were more than 50 years old, retained medium to high architectural integrity, and had not been previously surveyed. The next steering committee meeting will be on the 4th Friday of this month.

HPC 084: 34 Washington Street

The applicant, Dana Berkowitz, presented the exterior renovation for the two-family house. The applicant proposes to relocate the detached garage and the entire home. Also, the drive will be replaced with brick pavers along with the front walkway. The new siding will be hardy plank.

Marjorie Cavalier asked if the existing shingles are asbestos, and the applicant replied that it is vinyl siding. Cavalier asked if they knew what was under the vinyl, and the applicant was unsure.

Liam Collins asked if the applicant would be putting the new siding on top of the vinyl siding, and the applicant replied that they would be removing the old unless it is asbestos.

Anthony Setaro asked why a vertical siding design was chosen over a horizontal one. The applicant clarified that the second-floor façade will feature vertical siding, and the garage will be located there. Setaro commented that no other historic structure within the district has that design and recommended that the applicant choose the horizontal design to make it consistent with the district. The applicant agreed.

The applicant inquired whether an architectural design could be incorporated at the peak of the façade siding. The Commission suggested that a different type of design could make it stand out.

Setaro also asked if the blue stone could remain; however, the applicant replied that it needs to be replaced structurally. Setaro asked if it could be preserved in any way. The applicant replied that they can lift it and maintain it.

Liam Collins commented that the garage may not be original to the house. Since it was once a carriage house, the applicant can make it look more like a carriage house by using windows or a double door. The applicant would consider it; however, there may be an issue due to safety concerns.

Collins asked about the porch and whether there would be any improvements. The applicant responded that they had already made improvements to the decking and the roof.

Anthony Setaro made a motion to approve, seconded by Marjorie Cavalier.

Ayes: Majorie Cavalier, Liam Collins, Karen Schmelzkopf, Anthony Setaro, and Bethsy Varela

Nays: None

Abstained: None

Liam Collins seconded Anthony Setaro's motion to adjourn the meeting. The meeting was adjourned at 7:15 PM.

Respectfully,
Shawna Ebanks
Historic Preservation Commission Secretary