

REGULAR MEETING MINUTES
RED BANK HISTORIC PRESERVATION COMMISSION
August 20, 2025

The Red Bank Historic Preservation Commission held a meeting on Wednesday, August 20, 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 7:02 PM. A roll call showed that Louis Almerini, Liam Collins, Karen Schmelzkopf, Bethsy Varela, and Paul Cagno 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: June 18, 2025

Motion: Approved as presented

Moved by: Karen Schmelzkopf

Seconded by: Louis Almerini

Ayes: Louis Almerini, Liam Collins, Karen Schmelzkopf, Bethsy Varela

Nays: None

Abstained: Paul Cagno and Marjorie Cavelier

Minor Works Committee

The Committee discussed two signage applications for 3-5 Broad Street and 34 Broad Street. The Committee found no issues, and the application was approved.

RiverCenter Liaison

There was no report.

HPC 086: 48-50 Monmouth Street

John Bleeker from Bleeker Architectural Group presented the exterior renovation for a mixed-use structure. The existing building features apartments on the first and second floors, as well as a dental office. The dental office will be converted into a tailor shop. The entire first floor will be renovated. The existing siding is clapboard and vinyl. The trims are aluminum. The proposed siding will be Azek board around the front porch. The porch roof will be changed to an eyebrow design.

There are two doors for entrance to the residential units and the commercial use. The applicant plans to remove the interior staircase and reduce it to one that would allow for one primary entrance for the building itself. The entrance on the front façade will be only for the tailor shop storefront.

The existing railing porch will be placed on the sides. The center porch column will be removed and replaced with a dual column, and it will look the same as the existing one. Two windows in

the front façade will be removed and replaced with a dual window on the sides. A circular architectural vent will be in the center of the front façade. The rest of the front elevation will remain the same.

The porch roof shingles will be three-dimensional architectural shingles.

The eyebrow porch roof will be designed with architectural shingles.

Marjorie Cavalier asked that the vent design be more in line with the time period during which the building was built. The applicant agreed.

She also asked that the railings be replaced with something from the same time period as the structure, and the applicant agreed.

The proposed signage will be submitted for approval later.

Chair Almerini asked if the applicant had any references for the duplex design, which was initially part of the structure. The applicant replied that they did not have any reference; however, there have been several renovations to the building that are not original to the structure. Liam Collins commented that the structure was one of the only original facades of a house from that time period left on Monmouth Street. In the 1930s and 40s, they started building storefronts onto these original houses. The building is one of the only existing homes that reflect what the street used to look like. The applicant should reflect that residential design in the proposed renovations. Mr. Beeker pointed out that the building is maintaining its residential design. Liam Collins recommended that the applicant reference the old tax maps located at the Red Bank Public Library for information.

Collins asked if the first-floor entrance would have two double doors and windows on either side, and Mr. Bleeker responded, "Yes." Collins commented that the design is in keeping with the Victorian Rivertown look with the proposed front porch design.

Paul Cagno asked if the eyebrow roof style is present throughout the Borough. Mr. Bleeker responded that the reason for that design was to make the structure look more historic; however, he does not have a specific location where the style is present within the municipality.

Cagno pointed out that the design is not consistent with the newly drafted design guidelines.

Karen Schmelzkopf found that eyebrow roofs are for the late nineteenth, early twentieth century shingle, Queen Anne, and Tudor revival. There is an example of this style on dormers on the structures going out of Red Bank.

Cavelier recommends that the entrance door have an arch over the door and install a transom to mirror the arch above it. Mr. Bleeker stated that due to construction constraints, it may be challenging to comply with the requirements.

Chair Almerini asked for the materials for the railing, and Mr. Bleeker responded that they are aluminum.

The recommendation for the applicant is the consideration of using the railings to highlight the architectural features of the period. The applicant should do something with the railings as opposed to just straight aluminum. The railing should have some architectural detail. The railing balusters should have an end and not touch the porch floor. Additionally, the feature above the arch should also be designed in the style of the period in which it was built. The proposed details make it look more like a residence than a commercial building.

The applicant does not need to provide the revised plans based on the recommendation before the release of the development permit.

Majorie Cavalier made a motion to approve, seconded by Karen Schmelzkopf.

Ayes: Louis Almerini, Liam Collins, Karen Schmelzkopf, Bethsy Varela, and Paul Cagno
Nays: None
Abstained: None

Red Bank Register

Shawna Ebanks reported that 40 Broad Street was issued a summons and has a court date for failure to apply for changes to the exterior. The court date is scheduled for September 4. Ebanks will report on any findings.

Draft Design Guidelines Presentation

The Commission received a copy of the first draft. Steven Smolin, Architectural Heritage Consultants, presented to the Commission the draft design guidelines. He reviewed the various sections of the document and explained how residents and business owners can utilize it. After the Commission approves the final draft, the document will be sent to the Planning Board and then the Governing Body for adoption into the zoning ordinance. In November, the public outreach event will take place at the public library.

HPC Professional Development Opportunity

There are several courses available to Commission members from the Mid Atlantic Regional Center for Humanities. These courses are open to all Commission members; however, there is an opportunity to earn college credits.

Marjorie Cavalier seconded Louis Almerini's motion to approve the application as presented. The meeting was adjourned at 8:54 PM.

Respectfully,
Shawna Ebanks
Historic Preservation Commission Secretary