

MEETING MINUTES
RED BANK HISTORIC PRESERVATION COMMISSION
March 18, 2026

The Red Bank Historic Preservation Commission held a regular meeting on Wednesday, March 18, 2026, 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 Louis Almerini, Marjorie Cavalier, Liam Collins, Paul Cagno, Matthew Cummings, 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: January 21, 2026

Motion: Approved as presented
Moved by: Marjorie Cavalier
Seconded by: Liam Collins
Ayes: Louis Almerini, Marjorie Cavalier, Liam Collins, Paul Cagno, Matthew Cummings, Bethsy Varela
Nays: None
Abstained: None

Minor Works Committee

Over email, the Committee reviewed one minor works application for two signages at 7 Board Street and 21 East Front Street. The Committee is continuing to discuss the application.

Historic Sites Designation/Design Guidelines Committee

Architectural Heritage Consultants completed the intensive survey. The survey included 67 contributing properties. The survey consists of buildings that were constructed between 1880 and 1955. Shawna Ebanks reported that the survey was submitted to the Historic Trust for review.

RiverCenter Liaison

Anthony Setaro spoke with the RiverCenter Executive Director about current district activities. Anthony will continue to work with Mairin on attending their board meetings.

He also noted a disconnect between new business owners who are not using RiverCenter as a resource to assist them with the HPC process and other permitting requirements.

Certified Local Government Application

Liam Collins discussed applying for the Certified Local Government designation by the NJ State Preservation Office. He provided a handout of the designation process. He presented that having

the designation will help the Commission become eligible for more funding. There are currently 37 municipalities in the State designated as CLGs, and in Monmouth County, there are only two: Middletown and Freehold. The eligible grant amounts range from \$15,000 to \$50,000 and sometimes do not require a match. Another benefit of the designation is that the HPC would be involved in National Register Nominations of properties. The Board would be required to do five hours of training. There are also other changes required as part of the submission, including amendments to the ordinance. The application deadline for the CLG is the end of March, and so Liam recommends that the Commission submit in 2027.

It was recommended that the Board Attorney, Michele Donato, attend the next meeting to discuss the legal process for the CLG designation and demolition ordinance.

The Commission agreed to form a committee to undertake the task of becoming CLG-designated. Matthew Cummings, Liam Collins, and Betsy Varela volunteer to serve on the Committee. Louis Almerini motioned to approve from the CLG Designation Committee, and Matthew Cummings seconded it.

Ayes: Louis Almerini, Marjorie Cavalier, Liam Collins, Paul Cagno, Anthony Setaro, Matthew Cummings, and Betsy Varela

Nays: None

Abstained: None

Red Bank Register Building

The property owner has submitted an application to the Commission for the façade improvement made before receiving HPC approval. Shawna will request that they attend the next HPC meeting to discuss their scope of work.

342 Broad Street

The property at 342 Broad Street, commonly known as the Mushroom House, has a developer seeking to demolish it and develop new housing. The property is not locally or nationally designated as a historic landmark. However, given the public's familiarity with the site, it was recommended that the developer meet with some Commission members to discuss the demolition and the proposed project. The development is still within the conceptual phase, and the developer would like feedback from the Commission. This is a courtesy extended by the developer, as the structure is significant to the Commission's members. The meeting will take place on-site. Liam Collins, Matthew Cummings, and Paul Cagno volunteer to tour the property with the developer.

Commission members pointed out that the structure was built at the request of a retired actor. The property is best known for its landscaping and pillars.

Historic Preservation Conference

Shawna reminded that Commission of the date of the conference which is June 17th & 18th .

Matthew Cummings seconded Liam Collin's motion to adjourn the meeting. The meeting was adjourned at 8:19 PM.

Respectfully,
Shawna Ebanks
Historic Preservation Commission Secretary