

MINUTES
RED BANK HISTORIC PRESERVATION COMMISSION
December 18, 2024

The Red Bank Historic Preservation Commission held a meeting on Wednesday, December 18, 2024, 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, Karen Schmelzkopf, Anthony Setaro, Andy North, and Bethsy Varela attended.

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: November 11, 2024

Motion: Approved as presented

Moved by: Louis Almerini

Seconded by: Andy North

Ayes: Marjorie Cavalier, Liam Collins, Louis Almerini, Anthony Setaro, and Andy North

Nays: None

Abstained: Bethsy Varela

Update on 9 Wharf Improvements

Shawna Ebanks updated the Commission that the applicant for 9 Wharf Avenue received approval from the Zoning Board of Adjustment for the exterior improvements and additions. The applicant incorporated the recommendations made by the Commission; however, they did not set back the new floor but created a mansard roof to give the appearance of the latest story, not increasing the existing building's height. They are now in the resolution compliance phase of the ZBA board approval process, so a rendition is not available.

Update on 30 Monmouth Street – Dublin House

Ms. Ebanks provided background information on the 30 Monmouth Street application, which appeared before the Commission. However, the application was denied, but the applicant appealed the decision before the Zoning Board of Adjustment. The ZBA overturned the Commission's decision, so the applicant has begun to make improvements as approved by the ZBA.

Commissioners wanted to know if they could attend the appeal hearing at the ZBA, and Ms. Ebanks stated that it is highly encouraged by the Board to participate in the meeting to state the specific reasons for the denial of the application.

Chair Collins informed the Commission that the owner of 30 Monmouth Street stated that he would like the property to be designated as a historic site.

In the future, the Commission requests that they be informed of the completion of any improvements to properties within the historic district or site. Ms. Ebanks stated that it may be challenging to know if a specific project is completed since some applicants do not begin construction immediately; it may be done years after they receive Board approval. However, Ms. Ebanks will try to inform the Commission of the completion of the work once she is aware of it.

HPC Orientation

The Commission agreed to have an orientation instructed by the Commission's Attorney. It would be training for the Commission since there is no mandatory class that the Planning and Zoning Boards must attend. Ms. Ebanks will contact the attorney to get her availability for the training. The meeting might be in person or virtually, depending on the availability of the Commission and the Attorney. The training will be done in an executive session.

Design Guidelines and Architecture Survey RFP

Ms. Ebanks informed the Commission that the RFP has been posted on the Borough's website and on several websites. There have been a few inquiries but no submissions as of yet. The proposals are due on January 6, so they will be available for review by the Commission at the January 15th meeting. The Commission would like consultants to attend the February meeting to provide additional proposal information.

RiverCenter Liaison Report

Karen Schmelzkopf provided her report on her meeting with RiverCenter. She discussed that they reviewed a mural for White Street, and they found the mural was not appropriate for the district.

She also reported a concern from 14 Monmouth about the parklet being installed and the bike racks that will also be there.

Count Basie Walk of Fame

Marjorie Cavalier mentioned that she attended the Count Basie mural and was informed that there may be a Red Bank Hall of Fame for the notable performers who performed at the theater. The Hall of Fame will be on Monmouth Street.

Annual Report

Marjorie asked that the Commission focus on locally designating the sites listed on the State and National Register of Historic properties. This should be the goal of the Commission for 2025. A committee should be formed to oversee and ensure the process is done. The Commission voted

to create a new committee to review the local designation of State and National historic landmarks.

New Board Member Portal

Ms. Ebanks discussed with a Commission that a new portal website has been created to access meeting agendas and documents.

Marjorie Cavalier moved to adjourn the meeting, which Louis Almerini, seconded. Accordingly, the meeting was adjourned at 8 PM.

Respectfully,

Shawna Ebanks

Historic Preservation Commission Secretary