

MEETING MINUTES
RED BANK HISTORIC PRESERVATION COMMISSION
May 20, 2026

The Red Bank Historic Preservation Commission held a regular meeting on Wednesday, May 20 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 Liam Collins, Paul Cagno, Matthew Cummings, Karen Schmelzkopf, and Bethsy Varela attended. Michele Donato, Board Attorney, and Shawna Ebanks, Board Secretary, were 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: April 15, 2026

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

Minor Works Committee

There was no meeting with the Minor Work Committee due to noticing issues. The Committee will meet the second and fourth Wednesdays at 9 AM virtually. The meetings are open for public viewing.

Historic Sites Designation/Design Guidelines Committee

There was no report.

RiverCenter Liaison

There was no report.

Certified Local Government Designation Committee

At the last Council meeting, the Governing Body introduced an ordinance to amend the existing locally designated sites to include locations designated by the national and state registries. The next step would be for the Planning Board to review the ordinance amendment for Master Plan consistency at their June 10th meeting, and the Governing Body would adopt the ordinance at the June 11th meeting.

For the CLG designation, the Commission needs to certify their resumes and complete five hours of training by next March.

HPC 106: 31 Union Street; Block 9, Lot 2

Andy Zangle presented the scope of work for the structural improvements. The building's existing foundation is deteriorating and needs to be replaced. The applicant plans to lift the building to construct a new foundation. Flood vents will be installed, and the bulkhead will be replaced. The dock will also be replaced. The Boat Club is applying to various State agencies for permits and approvals to carry out site improvements and repairs to the building. They plan to start construction in Fall 2026.

Charles Chichester of Mills and Schnoering Architects, LLC, explained that to rebuild the foundation, the building must be lifted 21 inches above its current level. This will bring the first floor out of tidal flooding but not out of the 100-year flood zone. Because of that, 25 stainless steel flood vents will be added to open automatically when a flood occurs. Since the building has to be lifted, the ramps and stairs must also be adjusted to accommodate the change. The first floor will still be accessible. There will be new railings that match the balcony railings. It will be an all-wood railing system painted. The new deck will be made of composite material.

The building currently sits on a macadam, so louvers will be added that open enough to allow water in and out.

The cedar shingles will be replaced, and lighting will be added to the new ramp.

Liam Collins moved to approve the application, and Paul Cagno seconded the motion.

Ayes: Louis Almerini, Liam Collins, Paul Cagno, Karen Schmelzkopf, Matthew Cummings, and Bethsy Varela.

HPC 107: 65 Washington Street

The applicant was not present at the hearing; however, the Commission reviewed the application. The proposed scope of work is for a new garage in the rear of the lot. The Commission commented that the applicant should find old Google images of the old garage and try to replicate the same look. There was a suggestion that the new garage be pole barn-style. The roof pitch and the siding should match the house.

Shawna Ebanks will pass the recommendations along to the applicant and ask them to appear at the next meeting.

Historic Plaques

Karen Schmelzkopf asked whether a property owner can put up a plaque about the history of their building, and whether they can put a plaque on public land. Shawna replied that it's on their property; they do not need permission. If it's on public land, the Governing Body approves.

Shawna explained that the Borough has submitted a grant application to the Historic Trust for historic plaques to be placed in the downtown historic district.

Liam Collins asked that something be posted on the website instructing property owners on how to designate properties as historic sites.

Liam Collins seconded Paul Cagno's motion to adjourn the meeting. The meeting was adjourned at 7:50 PM.

Respectfully,
Shawna Ebanks
Historic Preservation Commission Secretary