

**MINUTES**  
**RED BANK HISTORIC PRESERVATION COMMISSION BOARD**  
**January 20, 2021**

The Red Bank Historic Preservation Commission Board held a regular meeting on Wednesday, January 20, 201 at 6:30 pm, via Zoom in the Municipal building, first floor Council Chambers, 90 Monmouth Street, Red Bank, New Jersey.

Chairperson Michaela Ferrigine called the meeting to order at 7:08 pm. She announced that notice of the meeting was mailed to the Asbury Park Press and the Two River Times; was filed with the Borough Clerk; and posted on the municipal bulletin board. A roll call showed the following members in attendance: Paul Sullivan, Michaela Ferrigine, Barbara Boas, and Roseann DalPra. Also present were Shawna Ebanks, Director of Community Development and Maria Graziano, Board Secretary.

**Administrative Matters:**

Meeting Minutes: Barbara Boas made a motion to approve the meeting minutes from 12/20/2020 with the changes that were made, and seconded by Roseann DalPra. Ayes: All in Favor, Paul Sullivan, Michaela Ferrigine, Barbara Boas, and Roseann DalPra.

Michaela Ferrigine spoke about a complaint regarding 67 Wallace Street. Plans were approved and amended. Plans accepted with light change that was not mentioned. A globe light was replaced with a High Hat above the entry way. Although this is not an ideal light for the Historic District, the HPC is here for the bigger picture and therefore is okay with the light. It was an oversight by the home owner. He has been forthcoming throughout his application and there was no formal complaint made so that HPC Board is fine with it.

**Applications:**

169 River Road, James & Stella Price. Mr. Price stated that he recently purchased this home. He liked the Historic beauty of the Property. He said people are always turning in his driveway thinking it is a road. He is proposing to put a gate up. There are pillars there now with some hedges. They are proposing to move the pillars back and rebuild with brick and painted them white and adding a gate. They would keep the hedge rose. There is Azek/coating on the brick pillars now. The HPC liked the idea of rebuilding the pillars with brick. The color of the gate will be white. It will not be wood. It would be Azek, metal or aluminum. The board felt that this proposal would be an improvement and will maintain the Historic look. Michaela Ferrigine made a motion to accept this application and seconded by Paul Sullivan. Ayes: Paul Sullivan, Michaela Ferrigine, Barbara Boas, and Roseann DalPra.

177 Broad Street, Artichoke Basille's Pizza signage. Steve Raciti presented the sign application for 177 Broad Street. This applicant is the owner of the place. He went over the proposed signs, Channel light halo sign. Is the up light the only additional lighting. Did you consider using a gooseneck lighting. It is optional and it is permitted. They are removing the signs that were attached to the building and conduit. The owners are interest in maybe altering the façade for their store. Not saying they will do but they are considering it. You may want to look at some facades that are a one story store front and look at their design. Barbara Boas made a motion

to approve the new signage and seconded by Roseann DalPra. Ayes: Paul Sullivan, Michaela Ferrigine, Barbara Boas, and Roseann DalPra.

11 Linden Place, Downtown Investors. Jay Herman and Todd Herman owners of the Investing 7 Commercial Real Estate for 30 years. They own several buildings in Red Bank. They would like to replace the Merrill Lynch sign that is there and replace it with their sign. It will just be a name change. It will have aluminum letters colored black and it will not be lit. This is a simple application. Michaela Ferrigine made motion to accept the application, Paul Sullivan seconded. Ayes: Paul Sullivan, Michaela Ferrigine, Barbara Boas and Roseann DalPra.

60 Broad Street, Anita Pierce Good Life Organic Kitchen Sign. Looking to replace the Luigi' sign. The whole sign is considered a logo sign. She would like to keep the blue in the sign. There is nothing they can do about a logo sign. The sign looks good. Michael DiBernardo made a motion to approve the sign and seconded by Barbara Boas. Ayes: Paul Sullivan, Michaela Ferrigine, Barbara Boas and Roseann DalPra.

65 Broad Street, Bob's Secret Stash. Michael Zapcic and Ernie O'Donnell. Secret Stash has been in business for 23 years. We are moving their business from another address in Red Bank. They are proposing a sign on the façade over the store. It will be 48" diameter which is 3 sq. ft. under the requirement. They will be removing the lettering from the Building and Awning. They will use just the logo. Green awning with address no lettering. There will be no lettering just 65 on the awning. There will be no red letters. Kevin likes the old school record look of the logo and the tree would hide the lettering. They like the simple approach. The clings will cover just the left side of the vestibule the right side is completely open. You can see through the clings. What is behind the clings are the counter, cash register, paperwork and to protect the comic books. Barbara Boas thinks they clings are fun and iconic. Please just don't destroy the sign in the middle of the vestibule. They plan on cleaning it up and leaving it. Barbara Boas made a motion to approve this application and seconded by Michaela Ferrigine. Ayes: Paul Sullivan, Michaela Ferrigine, Barbara Boas, and Roseann DalPra.

77 Broad Street. Philadelphia Sign Company. Merrill Lynch is planning on doing a rebranding. They are would like an internally illuminated sign. They are now reapplying for a non-illuminated sign and made each sign smaller. The signs are blue and it is their logo. The surround (the white awning) is the problem. It is an aluminum back panel with pin map letters. If you remove the white backing and making them pin letters and the remove the surround. It gives it a much more upscale appearance. Gooseneck lighting can be used and long as it is not huge. Frontage sign above the frontage sign. The illumination above the door will not have illumination. This is a big logo change after many years. Tom will forward the updated changes and submit to Maria. A motion was made by Michaela Ferrigine to approve this application with all conditions being met, and seconded by Barbara Boas. Ayes: Paul Sullivan, Michaela Ferrigine, Barbara Boas and Roseann DalPra.

A discussion was had regarding application procedures and a lawyer for the HPC Board. All discussions and applications going forward will be presented to the HPC Board at their monthly meeting.

Open to the Public: Jay Herman stated that Merrill Lynch can conditionally approve the application once the changes are made. He stated it is not fair to the applicant to hold them up for a month if he submitted the conditional changes in the application.

Barbara Boas made a motion to adjourn the meeting and seconded by Paul Sullivan. Ayes: All in favor.

Respectfully Submitted,

Maria Graziano  
Secretary, Red Bank Historic Preservation Commission