

MINUTES
RED BANK HISTORIC PRESERVATION COMMISSION
March 16, 2022

The Red Bank Historic Preservation Commission held a meeting on Wednesday, March 16, 2022, at 7:00 PM via Zoom video conferencing call.

Chair Chris Fabricant called the meeting to order at 7:07 PM. A roll call showed the following members attended; Paul Sullivan, Matt Berdahl, Barbara Boas, Chris Fabricant, and Gary Saphire. Also present was Shawna Ebanks, PP, AICP, Director of Community Development, and Acting Board Secretary.

Chair Fabricant read the Open Public Meeting Statement Act. Adequate notice was posted in the newspaper, with the Borough Clerk's office, and the Borough website, posted outside the Red Bank Council Chambers and on the front door of Borough Hall.

Administrative Items

Oath of Office

Chair Fabricant read the Oath of Office and swore in Matt Berdahl to the Historic Preservation Commission as a Class B member with and term expiration date of December 2025.

Historic Preservation Commission Attorney

Not in attendance, Sean Brynes, Esq. resigned effective immediately as the Historic Preservation Commission Attorney.

Non-Agenda Item

Certificate of Appropriateness Application

The application will be revised correct the submission deadline for applications to ten days instead of five.

Monmouth County Historic Preservation Award Application

County has opened its application process for the Historic Preservations Award. Chair Fabricant will be the point of contact if anyone is interested in applying.

New Business

Robert Puterman; 268 Broad Street; Block 101, Lot 22

Robert Puterman, Sheri Puterman, Michael Leckstein, and James Monteforte, RA, were present to provide details on the application. The applicant appeared before the Commission for façade renovations to 268 Broad Street. Mr. Leckstein explained to the Commission that he is in the process of selling the property and found out that it was listed on the Borough's Historic Registry. He further explained that he was unaware of the designation and did not receive a formal notification. The property was listed on the historic registry in 2010. The structure was built in 1979, is modern architecture, and does not contain any historic features. The Commission was unaware of why the structure would be included in the registry. Chair Fabricant read the eight criteria for historic designation and found that the structure does not meet any criteria.

Commissioner Sullivan made a motion to remove the property from the Borough's historic registry, second by Commissioner Boas. Ayes: Paul Sullivan, Matt Berdahl, Barbara Boas, Chris Fabricant, and Gary Sapphire. Nays: None.

Mark Sobel; 206 Broad Street; Block 102, Lot 20

Mark Sobel, the applicant, was present to provide details on the application. Mr. Sobel explained to the Commission that the proposed signage is pre-existing, and he will only be repainting the sign. The sign is a ground sign, and the applicant plans to use the historic palette from the Benjamin Moore collection.

Commissioner Boas made a motion to approve the application as presented, second by Commissioner Sullivan. Ayes: Paul Sullivan, Matt Berdahl, Barbara Boas, Chris Fabricant, and Gary Sapphire. Nays: None.

Michael Nicosia; 13 Monmouth Street; Block 46, Lot 9

Michael Nicosia, the applicant, was present to provide details on the application. Mr. Nicosia explained that the sign lettering would be black, and the background would match the same tone as the existing façade. The colors were chosen from the Benjamin Moore historical palette.

Commissioner Boas motioned to approve the application as presented, second by Chair Fabricant. Ayes: Paul Sullivan, Matt Berdahl, Barbara Boas, Chris Fabricant, and Gary Sapphire. Nays: None.

Chair Fabricant opened the meeting for public comment. There was no public present.

The Commission went into executive session to discuss personnel for the Commission at 7:50 PM. Commissioner Boas, seconded by Commissioner Sullivan, made a motion. Ayes: Paul Sullivan, Barbara Boas, and Gary Sapphire. Nays: Chris Fabricant, Abstained: Matt Berdahl.

The Commission returned from the executive session at 8:53 PM. A roll call was taken, and the following Commissioners were present: Paul Sullivan, Barbara Boas, Matt Berdahl, and Chris Fabricant.

Chair Fabricant made a motion to adjourn the meeting, second by Boas. Accordingly, the meeting was adjourned at 8:57 PM.

Respectfully,
Shawna Ebanks
Acting Historic Preservation Commission Secretary