

**MINUTES**  
**RED BANK HISTORIC PRESERVATION COMMISSION BOARD**  
**March 17, 2021**

The Red Bank Historic Preservation Commission Board held a regular meeting on Wednesday, March 17, 2021 at 7:00 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 7:16 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, Chris Fabricant, Roseann DalPra and Gary Sapphire. Also present were Shawna Ebanks, Director of Community Development, Maria Graziano, Board Secretary and Sean Byrnes, Attorney.

**Administrative Matters:**

Meeting Minutes: Barbara Boas made a motion to approve the meeting minutes from 2/17/2021, and seconded by Michael Ferrigine. Ayes: Paul Sullivan, Michaela Ferrigine, Barbara Boas, Chris Fabricant, Roseann DalPra and Gary Sapphire.

**Applications:**

**3-5 Broad Street Abracadabra, LLC Façade Changes, Exterior Paint Removal of 1<sup>st</sup> floor window and replace with Overhead Door**

Jason Vico – Architect presented the application. He presented the façade changes, the exterior paint color, removing the exterior window and replace with overhead garage style door. The bench outside the window will be removed it is water damaged. They would like to prepare for outdoor dining in case a pandemic ever happens again. There will be no brick pattern or exterior materials. The color will be a Light French Gray and a Classic French Gray from the Benjamin Williams Historic paint. A comment was made to add a little more contrast color to the detail to the façade. Mr. Vico stated that on the right side of the 3 story building it would be Light Gray with Dark Gray contrast and it would flip flopped on the other side of the building to Dark Gray with Light Gray contrast. The window frames would remain black. The number 3 of the building can be a white or cream so that it pops. No additional changes to the façade other than what is being discussed at this evening’s meeting. There are no signs for application at this time. Box for the Menu will not stay. There is a cornice piece on top of the building with the number 3. It was recommended that they cornice and medallions match the number 3 so that there is contrast. Exterior fixtures will stay and the bulbs will be replaced. There is no discussion on removing the awnings. Just not on the drawing so it would be clear. Garage Door – It was stated that the garage door does not fit into the look of the building. Would like something a little more upscale of a door. Possibly to sets of French doors. Mr. Vico stated that French doors have to open into the building and could be a hazard with the tables. They are find submitting other options for the garage doors. The commission asked about accordion doors. Same issue with the French doors it would infringe on the space. The material for the garage door would be some type of aluminum or metal. HPC asked if they considered a carriage door with wood instead metal. Mr. Vico stated that wood would not be idea for the

traffic and weather. Michael Ferrigine made a motion to accept the application with the condition that the applicant comes back to HPC for approval on the style of the overhang door for approval. Barbara Boas seconded the motion. Ayes: Paul Sullivan, Michaela Ferrigine, Barbara Boas, Chris Fabricant, Roseann Dal Pra, and Gary Sapphire. The applicant can move forward with the planning and just needs approval for the final material of the door.

### **180 River Road – Red Bank Smiles - Signage**

Red Bank Smiles would like to replace their tooth sign with the same tooth sign. It was stated they love the tooth as long as they replace with a new tooth. Michaela Ferrigine made a motion to accept the application, seconded by Barbara Boas. Ayes: Paul Sullivan, Michaela Ferrigine, Barbara Boas, Chris Fabricant, Roseann Dal Pra, and Gary Sapphire.

### **35 Monmouth Street – Clarkson Eye Care - Signage**

Gene Maddalena is proposing a new sign for New eye care business. Satin finish with Gooseneck overhead external light. Corporate logo with corporate colors. A cool gray to close match to Benjamin Moore HC 166 Kendal Charcoal on a white background HC-127 Montrey White. Proposing the canton color that is the logo. They will change the shade if that is recommend by the board. Michaela stated to match the corporate logo. Blade sign will be aluminum painted to match the front sign. They would consider wood but it does not last as long. Wood deteriorates more quickly and requires a lot of maintenance and doesn't hold up. The aluminum blade sign is fine. Paul Sullivan made a motion to accept the application and seconded by Gary Sapphire. Ayes: Paul Sullivan, Michaela Ferrigine, Barbara Boas, Chris Fabricant, Roseann Dal Pra, and Gary Sapphire.

26 West Front Street – Proposing to put an aluminum garage door. It can match Gray or the color of the front door. Sidewalk needs repair they would like to do stamp concrete. Garage door – They will consider putting panels on the bottom. Wood will not hold up as well Because they are on the water. They can do an Azek material. They would like to add some more glass to make their presence known. Overhead color can be silver aluminum. They can paint it white or a bright blue that is on the existing entrance and exit doors. It has been approved and they will match the same color. A comment was made that they do not believe the aluminum doors would not match the façade. The commission like the white or blue to match. It was approved with the Azek across the bottom and silver aluminum painted and to fix The sidewalk with stamp concrete.

Chris Fabricant made motion to approve the application, seconded by Barbara Boas. Ayes: Paul Sullivan, Michaela Ferrigine, Barbara Boas, Chris Fabricant, Roseann DalPra, and Gary Sapphire.

65 West Front Street – Trinity Church Restoration of Building and Painting. Steve Hroncich doing the restoration on the Front Tower and the building and painting as well. He explained what the existing color was: Rear of Building will be slightly different but very similar and same color on the back of the building as well. This will give it a more uniform appearance. HPC stated to keep the same color on the older part of the building and the Church can make the decision on if they want to make the color all the same or slightly different, HPC is fine with that. Barbara Boas made a motion to accept the application and seconded by Gary Sapphire. Ayes: Paul Sullivan, Michaela Ferrigine, Barbara Boas, Chris Fabricant, Roseann DalPra, and Gary Sapphire.

23 Maple Avenue – Signage. Phillip from A-Sign Company is proposing 2 illuminated reverse channel letters and also utilizing 2 existing signs affixed to the building. The signs are already there and is part of the building. They wanted to use Halo illuminated letters but it is no longer allowed so the added gooseneck lighting. There was some discussion on Halo vs. Gooseneck lighting. HPC stated the lettering is great and the lighting will be gooseneck. Chris Fabricant made a motion to accept the application and Paul Sullivan seconded. Ayes: Paul Sullivan, Michaela Ferrigine, Barbara Boas, Chris Fabricant, Roseann DalPra, and Gary Saphire.

Michaela Ferrigine made a motion to adjourn the meeting at 8:32 pm and seconded by Barbara Boas. Ayes: All in favor. Paul Sullivan, Michaela Ferrigine, Barbara Boas, Chris Fabricant, Roseann DalPra, and Gary Saphire.

Respectfully Submitted,

Maria Graziano  
Secretary, Red Bank Historic Preservation Commission