

MINUTES
RED BANK HISTORIC PRESERVATION COMMISSION
April 20, 2022

The Red Bank Historic Preservation Commission held a meeting on Wednesday, March 16, 2022, at 7:00 PM, in the municipal building, first floor Council Chambers, 90 Monmouth Street, Red Bank, New Jersey. Chair Chris Fabricant called the meeting to order at 7:12 PM. A roll call showed the following members attended; Paul Sullivan, Matt Berdahl, Chris Fabricant, and Angela Courtney. 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, the Borough website, posted outside the Red Bank Council Chambers and on the front door of Borough Hall.

Oath of Office:

Before the meeting, Angela Courtney was read the Oath of Office and sworn in by the Borough Clerk as an Alternate #2 member.

Minutes:

Chair Fabricant motioned to approve the minutes for March 16, 2022, regular meeting, seconded by Commissioner Sullivan. Ayes: Commissioners: Paul Sullivan, Chris Fabricant, and Matt Berdahl. Nays: None. Abstain: Angela Courtney.

Chair Fabricant motioned to approve the minutes for February 16, 2022, regular meeting, seconded by Commissioner Sullivan. Ayes: Commissioners: Paul Sullivan and Chris Fabricant. Nays: None. Abstain: Angela Courtney and Matt Berdahl.

Resolution:

Resolution of Denial-Application HPC023: 30 Monmouth Street was tabled until the next public meeting due to the lack of voting members.

Chair Fabricant requested that the Zoning Board of Adjustment's Chair formally request that a Commission representative attend the public hearing for the appeal application for 30 Monmouth Street.

Non-Agenda Items:

Chair Fabricant provided the members of the Commission with the following documents to aid them in their decision process for a decision on an application:

- Application Worksheet
- Design Guidelines Worksheet
- Sign Guidelines for Historic Sites

Chair Fabricant also stated that he created a shared drive for the Commission that includes several documents relating to the Historic Preservation Commission.

New Business:

Prep Coffee; 95 Broad Street, Block 47, Lot 14

Christine Cardinale, CPS Signs and Awnings, was present to provide details on the application. The applicant appeared before the Commission for proposed signage for a new business, Prep Coffee, located at 95 Broad Street. The proposed sign will be a flat cut plastic letters sign in the same style as the sign on the same façade for the adjacent storefront. The sign will not be illuminated, so there will be electrical components. The property owner would be responsible for the external lighting of the sign. It was unclear whether the storefront had gooseneck lighting.

Chair Fabricant read a statement regarding the history and architectural style of the existing structure. He provided the Commission and the applicant with an example of a Victorian-style café sign.

Chair Fabricant questioned the font style, and Mrs. Cardinale stated that it was the preferred choice of her client and it was the same font used for another business location.

Chair Fabricant questioned the color scheme of the font, and Mrs. Cardinale stated that it was the same style as her client's other location and it is the same as the adjacent storefront.

Commissioner Sullivan, Berdahl, and Courtney agreed that the sign compliments the adjacent sign on the building façade.

Commissioner Sullivan motioned to approve the application as presented, seconded by Commissioner Courtney. Ayes: Paul Sullivan, Chris Fabricant, Matt Berdahl, and Angela Courtney. Nays: None.

Master Plan:

Commissioner Sullivan asked how the Commission could be more involved in the Master Planning process. Chair Fabricant mentioned that he would be attending a focus group facilitated by the planning consultant, and Commissioner Sullivan agreed to attend the meeting.

Historic Inventory:

Chair Fabricant commented that the existing historic inventory needs re-evaluation based on the criteria for designation as a historic site. He tasked Commissioner Berdahl with consolidating the existing historic inventory into one document for later review by the rest of the Commission. Once the inventory is evaluated, it will be compiled into a database, given to the Commissioners for reference, and placed on the Borough's website. Additionally, the Commission plans to designate new areas, such as Rector Place, for historic designation.

RFP for Historic Preservation Commission Attorney

Shawna Ebanks announced that the RFQ for the attorney would be posted on April 21, 2022, and the Commission would receive the proposals for their selection.

Commissioner Sullivan made a motion to adjourn the meeting, second by Commissioner Berdahl. Accordingly, the meeting was adjourned at 8:00 PM.

Respectfully,
Shawna Ebanks
Acting Historic Preservation Commission Secretary