

**MINUTES**  
**RED BANK HISTORIC PRESERVATION COMMISSION BOARD**  
**May 19, 2021**

The Red Bank Historic Preservation Commission Board held a regular meeting on Wednesday, May 19, 2021 at 7:00 pm, via Zoom in the Municipal building, first floor Council Chambers, 90 Monmouth Street, Red Bank, New Jersey.

Chairperson Kal Pipo called the meeting to order at 7:03 pm. He 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, Kal Pipo, Roseann DalPra and Gary Saphire. Also present were Shawna Ebanks, Director of Community Development, Maria Graziano, Board Secretary and Sean Brynes, Attorney.

**Administrative Matters:**

Motion to table the minutes were made by Kal Pipo and seconded by Gary Saphire, All in Favor. Motion to table discussion of Calvary Baptist Church made by Roseann DalPra and seconded by Gary Saphire, All in Favor.

Ed Zipprich had a conversation with Michaela Ferrigine. There are a number of items that need to be taken into consideration as the meeting progresses.

**Applications:**

**31 Washington Street , Block 24, Lot 15 Deck HPC018**

Robert Kossan is the builder for 31 Washington Street. This application was approved by the Zoning Board with the condition that HPC approves. This is a deck in the back of the house and not visible from the street. A motion was made to approve the deck by Gary Saphire and seconded by Paul Sullivan. Ayes: Paul Sullivan, Kal Pipo, Roseann DalPra, and Gary Saphire.

**170 Broad Street, Bank of America, Block 104, Lot 14, HPC017**

This application is proposing to change the signage, add a drive through lane, and redoing the color scheme. Carol Salisbe spoke for Bank of America. They are looking to bring the building into the current year. They would like to brighten it up, remove the tower, proposing a monument sign on the ground, nothing protruding from the roof. They would also like to replace the windows, paint the top of the building white and the bottom of the building gray. They would like to replace the windows at the rear and front doors, changing out the signage, restriping the parking lot and freshen up the paint in the lot. Proposing 4-5 Gooseneck lighting over the signage on the side of the building. The canopy over the front door will have lights that shine up onto the signage and the will be hidden inside the canopy. The monument sign will have to go the Zoning Board for approval because of the size.

There are no changes to the lamps in the parking lot.

Chris Fabricant joined the meeting at 7:21 pm.

Kal Pipo stated that he like the idea of pulling the tower down. It doesn't seem to have any useful architectural purpose. Makes the building look cleaner. It was stated that the new signage is being used for all Bank of America properties. The sign in the front looks fine and he likes the up-lighting. The board was not indicated that they are not a big fan of white and gray. The would like the applicant to consider more of an earth tone color. The colors do not blend with the town. There was discussion regarding the color tones that could possibly be used. The bank wishes to use these colors because of its new branding. It was stated these colors are within the color palette in the Benjamin Historic color palette. It was recommended that they use a color that will blend better into the surrounding area.

Ed Zipprich had some comments. Bank of America has been a very good neighbor. He likes that the tower will be taken down, he likes the monument sign, but feels the gray and white color scheme is not appealing to the surrounding area. This is located next door to the oldest building the Reckless Estate. He would like the color to compliment the color of the Reckless Estate. The applicant stated again that the gray was on the Benjamin Moore Historic Color Palette.

It was stated that the gray was not as much as issues as the Bright White. The White is Benjamin Moore Super White. It was asked that would reconsider changing the white to a softer white.

Sean Brynes stated that we were able to approve and ask them to send a particular member of the board or the town to approve the final color. It is within the HPC authority to allow them to choice the color from the palette and Kal Pipo will approve the color.

Chris Fabricant made a motion to above the application with a condition that the color is from the Historic Color Palette and Kal Pipo to give final approval to the colors, Seconded by Roseann DalPra. Ayes: Paul Sullivan, Kal Pipo, Chris Fabricant, and Gary Sapphire.

Public Comments:

Ed Zipprich has discussed some issues with Michaela Ferrigine.

1. River Front & Shrewsbury Monuments are brick and deteriorating.
2. He would like to discuss some other issues with the Chair and Vice Chair of the HPC to discuss some other issues around town.

Public portion closed.

Motion to adjourn Kal Pipo, seconded by Gary Sapphire, all in favor Ayes.

Respectfully Submitted,

Maria Graziano  
Secretary, Red Bank Historic Preservation Commission