

MINUTES
RED BANK HISTORIC PRESERVATION COMMISSION
August 18, 2021

The Red Bank Historic Preservation Commission held a meeting on Wednesday August 18, 2021 at 7:00 pm, via Zoom in the Municipal building, first floor Council Chambers, 90 Monmouth Street, Red Bank, New Jersey.

Vice Chair Kal Pipo called the meeting to order at 7:03 pm. A roll call showed the following members were in attendance: Kal Pipo, Chris Fabricant, Paul Sullivan and Roseann DalPra.. Also present were Sean Byrnes, Esq., PE, Shawna Ebanks, Director of Community Development and Maria Graziano, Board Secretary.

Kal Pipo read the Open Public Meeting Statement Act. Adequate notice was posted in the two newspapers, with the Borough Clerk's office, the Borough website and posted outside the Red Bank Meeting room and on the front door of Borough Hall.

Kal Pipo made a motion to approve the minutes from the May 19th meeting, seconded by Roseann DalPra. Ayes: Kal Pipo, Roseann DalPra, Chris Fabricant and Paul Sullivan. Nays: none.

Applications:

Briarwood Investments, 35 Broad Street, Block 39, Lot 4

The applicant was represented by John Anderson III, Esq. They are proposing to replace the existing façade.

Mike Simpson, Architect, was sworn. He explained the building was previously renovated in 1996. It was part of Jack's Music Shop. The most recent use of the building was Jay and Bob's Comic Book Shop. They had received Planning Board approval to have 100% coverage of the signage. The application presented now is to get the building back to the original look.

The following Exhibits were entered: A-1; 1996 Award from Downtown NJ; A-2; Façade Improvements proposed revised to 8/18/21; A-3; Illustration of Current Renderings. The lighting will be replaced to be softer, the entry way in the recessed area will be removed and replaced with possible brick work to match the building, a new cornice line will be installed to shield the lighting to the upstairs tenant. There will be a separate sign application in the future.

There is no need for any brick work repair, just the front entry-way.

A motion was made by Kal Pipo to approve the application, seconded by Paul Sullivan. Ayes: Paul Sullivan, Kal Pipo, Roseann DalPra and Chris Fabricant. Nays: none. The applicant will choose a color from the Historic palette collection.

Kochut USA Corp. (Olena Prykhodko), 37 Broad Street, Block 29, Lot 32.01

The applicant is the new tenant for this location. The first one in the States. They will sell hand-made furniture and jewelry. The proposed sign will be unlit black and white. There was some discussion regarding the sign details and color. The existing background color will not be changed.

A motion was made by Kal Pipo to approve the application, seconded by Paul Sullivan. Ayes: Paul Sullivan, Kal Pipo, Roseann DalPra and Chris Fabricant. Nays: none.

D&D, Dublin House (Eugene Devlin) 30 Monmouth Street, Block 29, Lot 32.01

Michael Savarese, Architect, was sworn.

The following Exhibit was entered: A-1; Rendering of the Existing Building They propose to enclose the existing balcony to provide for a first floor addition consisting of 2 tables and a second floor addition for 3 tables. An outdoor bar is also proposed. They will keep the Historic Colors. The windows will be pushed 6-feet back. There will be no change to the existing look of the building. There was discussion regarding the weather-proof material to be used for the bar, as well as the existing columns. The Board would like to review the application on-site with the architect, before a decision is made.

Eugene Devlin, property owner, confirmed they are not doing anything crazy, they are just looking to add more space. Mr. Devlin requested to be present, when they come to the property to further discuss the application.

A motion was made by Kal Pipo to adjourn the application until the site can be viewed, seconded by Paul Sullivan. Ayes: Paul Sullivan, Kal Pipo, Roseann DalPra and Chris Fabricant. Nays: none.

A motion was made by Kal Pipo made a motion to adjourn the meeting, seconded by Paul Sullivan. The meeting was adjourned at 7:45pm.

Respectfully submitted,
Dina Anastasio