

**MINUTES**  
**RED BANK ZONING BOARD OF ADJUSTMENT**  
**May 3, 2018**

The Red Bank Zoning Board held its regularly scheduled meeting on Thursday, May 3, 2018 in the Municipal building, first floor Council Chambers, 90 Monmouth Street, Red Bank, New Jersey.

A workshop meeting was held at 6:00 pm. The following members were in attendance: Lauren Nicosia, Eileen Hogan, Christine Irwin, Sean Murphy, Anne Torre, Sharon Lee and Stephanie Albanese. Also present were Board Attorney Kevin Kennedy, Esq., Glenn Carter, Director of Planning & Zoning and Dina Anastasio, Board Secretary. At the workshop meeting the Board discussed the evening's agenda.

Chair Lauren Nicosia called the meeting to order at 6:30 pm. She announced that notice of the meeting was mailed to the Asbury Park Press, Two River Times, and the Star Ledger; was filed with the Borough Clerk; and posted on the Municipal Bulletin board. A roll call showed the same members in attendance, and also Ray Mass and Kellen Murphy.

The Board saluted the flag and opened the meeting to the public for non-agenda items, of which there were none.

**Administrative Matters:**

Anne Torre motioned to approve the minutes of the April 5, 2018 meeting; seconded by Sean Murphy. Ayes: Lauren Nicosia, Ray Mass, Christine Irwin and Sharon Lee. Nays: none.

**Public Hearings:**

**HABCore, Inc.; 119 River Street, Block 78, Lot 2, Z12443**

The application was not heard and will be carried until June 7, 2018, with no further notice required, at the request of the applicant.

It was also noted the Wawa application will be heard on June 21, 2018 and the applicant will re-notice.

**Seeview Remodeling, LLC., 218 Broad Street, Block 102, Lot 23, Z12692**

The applicant was represented by John Anderson, Esq. Glenn Carter was sworn.

The following exhibits were entered: A-1; DPA and Denial Letter: A-2; Intent to Proceed: A-3; Disclosure of Ownership: A-4; Narrative of Development: A-5; Plans prepared by SOME Architects dated 2/27//18: A-6; Review Letter from Glenn Carter: A-7; Powerpoint

Presentation: A-8; Driveway Easement: A-9; Monmouth County Letter of No Interest: A-10; Updated Zoning Table: A-11; Photos taken by Glenn Carter.

Mr. Anderson explained the application and advised of the disclosure of ownership indicating Shawn Manning to be the owner. There were no conflicts.

Mr. Manning was sworn. He explained the office portion of the building is currently being marketed to either a business or professional office.

The proposal consists of an office on the first floor and residential on the second.

Some of the items noted in the review letter from Glenn Carter were addressed. They included the driveway easement with the neighbor.

Sean Murphy clarified with Mr. Manning the property has been owned by his wife's family for 30 years and they are friendly with the neighbor. He currently resides out of state and has no issues with the proposed application.

The garage is used for storage and will continue as such. Lauren Nicosia confirmed there are no future plans to convert the garage to living space.

The applicant also agrees to remove the railroad ties currently on the premises.

Ed O'Neill, from SOME Architects, an Architect and PP, was sworn and accepted as an expert witness. He described the application, which includes making the existing building, which is currently 1 ½ stories, into 2 stories. This will harmonize the building and make it more uniform.

They will remove 1 of the 2 staircases and raise the wall 4 feet to accomplish this. This is permissible according to building guidelines.

Mr. O'Neill viewed the Sanborn Tax Maps, which showed the house to be there in the 1889-1895 time-period and remained the same until the 1980's, when it was converted to the present 2-story office building.

Exhibit A-12; 1986 Floor Plan prepared by Kaplan, Gaunt and DeSantis Architects was entered.

The exterior changes include a new roof structure and a window addition. The building footprint remains the same. This vertical elevation creates a set-back variance. The pre-existing conditions date back to the original 1895 time-period.

The change for the second floor to a residential use reduces the parking requirement.

The proposed changes are not detrimental to the public and surrounding area and the creation of the second floor will provide uniformity to the building.

Trash will continue to be placed at the curb.

Lauren Nicosia confirmed the current A/C condensers will remain as is.

Sean Murphy clarified the basement of this building is unfinished.

Sharon Lee clarified the front steps will be used by the residential tenant and the rear entrance is used by the 1<sup>st</sup> floor tenant.

Kellen Murphy confirmed the first floor to be 1285 square feet and the second floor to be 1264 square feet.

The ordinance states you cannot have a residential unit above a business office, but it is permitted above a professional office. This creates the need for a variance, as indicated by Glenn Carter.

Sean Murphy motioned to approve the application, seconded by Anne Torre. Ayes: Lauren Nicosia, Ray Mass Eileen Hogan, Christine Irwin and Kellen Murphy. Kevin Kennedy stated some of the conditions of approval to include abiding by all representations presented, obtaining outside approvals and obtaining a C/O for the residential unit. It was also noted to confirm the building is not on the Historic Inventory list.

On a motion made by Sean Murphy, seconded by Ray Mass, the meeting was adjourned at 7:00pm.

Respectfully Submitted,  
Dina Anastasio  
Secretary, Red Bank Zoning Board of Adjustment