

MINUTES
RED BANK ZONING BOARD OF ADJUSTMENT
June 7, 2018

The Red Bank Zoning Board held its regularly scheduled meeting on Thursday, June 7, 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, Ray Mass, Eileen Hogan, Richard Angowski, Sean Murphy, Anne Torre, Kellen Murphy, Stephanie Albanese and Kate Triggiano. Also present were Board Attorney Kevin Kennedy, Esq., Dominick Manco, 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 6:33 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. The Board saluted the flag and opened the meeting to the public for non-agenda items, of which there were none.

Administrative Matters:

Sean Murphy motioned to approve the minutes of the May 17, 2018 meeting; seconded by Anne Torre. Ayes: Lauren Nicosia, Eileen Hogan, Richard Angowski, Kellen Murphy, Stephanie Albanese and Kate Triggiano. Nays: none.

Eileen Hogan motioned to approve the Resolution for 27 Monmouth, LLC., seconded by Anne Torre. Ayes: Sean Murphy and Kate Triggiano. Nays: none.

Ray Mass motioned to approve the acceptance of the Withdrawal without Prejudice and the adoption of the Resolution of the application for A & B Property Holdings, LLC. (Wawa). The motion was seconded by Eileen Hogan. Ayes: Richard Angowski, Sean Murphy, Anne Torre, Stephanie Albanese and Kate Triggiano. Nays: none. Lauren Nicosia recused herself from the voting, due to a potential conflict with an objecting party.

Public Hearings:

Aaron Katzel.; 18 Hubbard Park, Block 11, Lot 18.01, Z12640

The application was not heard. It will be heard July 19, 2018, at the request of the applicant.

Athas Dounelis, 72-74 Peters Place, Block 45, Lot 13, Z12737

The applicant was represented by Steve Gouin, Esq. The application was continued from May 17, 2018.

The following Exhibits were entered: Certification of listening to the tape from the 5/17/18 meeting for Stephanie Albanese (B-1): Richard Angowski (B-2): and Ray Mass (B-3): A-8; Communication from Steve Gouin, Esq. to Board Secretary dated 5/25/18: A-9; Landscape Plan: Photos of the following properties; A-10; 41-43 Peters Place: A-11; 49 Peter Place: A-12; 55 Peters Place: A-13, 14 & 15; 58 Peters Place: A-16; 97 Maple Avenue.

Steve Gouin described the original proposal and the changes.

Athas Dounelis, still under oath, appreciates the concerns of the Board and has been working with a landscape architect to revise the plan. The existing gravel on the left side will be replaced with grass. The right side will be used to accommodate the parking and planting boxwood hedges along the perimeter. Trees are proposed along the front of both sides to hide the view of the cars. He will plant whatever height the Board is requesting. Due to extenuating circumstances, the driveway cannot be enlarged. The 4 parking passes currently possessed for parking on Maple Avenue will be returned, if the application is approved.

Kate Triggiano clarified the proposed material for the project. She suggested a rain garden on the left side. This would utilize plants that thrive with a lot of water and assist with any drainage concerns.

Ray Mass clarified for the applicant to use pavers in the parking section. Mr. Dounelis indicated this would be costly, but would accommodate the Board, if this was their request. Two cars would be parked in the front and 2 cars in the rear of the property. Anne Torre confirmed the size of the proposed parking area. The applicant estimated it to be 9X14 for each car. Glenn Carter clarified this would be tight, as a standard space would be 9X18. Mr. Gouin indicated they may be able to get to 9X16.

Sean Murphy commended the applicant that he has come a long way with the proposal; however, he still does not like parking in the front. The proposed boxwoods will not cover anything. Ray Mass has concerns regarding the approval of this application would open up similar requests throughout town. Any applicant would have to come to the Board and each application would be dealt with on an individual basis.

Eileen Hogan indicated she was not a fan of the proposal. Kellen Murphy wanted to clarify what the driving force was for the application. He feels two cars can be parked in the drive and the tenants can use the parking passes. Mr. Dounelis explained the long drive is wasted space and cannot be fully utilized.

Marino and Diane Cirillo, 64-66 Peters Place, were sworn. They have owned and reside in the neighboring 2 family dwelling for 30 years. They have a shared drive with another neighbor. There are multiple cars between the residents and they have made their

parking situation work. They are concerned with the safety and visual impairment this application will create. They complimented the house and how it was repaired by the prior owner and don't understand why they want to cover it up. The public portion was closed.

Eileen Hogan made a motion to deny the application. The motion did not advance. Richard Angowski stated the applicant has not presented any testimony from a planner and recommends they do so. With the consent of the applicant, the application will be continued on July 19, 2018 with no further notice required.

Chris Fabricant, 35 Rector Place, Block 1, Lot 8, Z12805

The applicant was unable to attend due to a work commitment. The application will be heard on July 19, 2018, with no further notice required. Sam Tudorov, 41 Rector Place, stated to the Board his approval for this application.

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

The application was carried from the May 3, 2018 meeting. The applicant was represented by John Anderson, Esq. Dominick Manco, Esq. was the Board Attorney for this application.

The following Exhibits were entered: Certification of listening to the tape from the 4/19/18 meeting for Stephanie Albanese (B-3): Eileen Hogan (B-4): Kellen Murphy (B-5): and Kate Triggiano (B-6): A-26; Revised Sheet 2.1 of Front Elevation: A-27; Landscape Plan dated 5/24/18: A-28; Slide Presentation with added 2 entries: A-29-30; Photos taken from Eric on 6/7/18.

Eric Wagner described the proposed landscaping plan. The shrubs in the front will remain. The steps leading to the front porch will be replaced with wood steps to match the porch. The tree in the rear corner of the property will be removed and other areas will be cleaned up. The applicant has already started to clean the exterior of the property.

Mr. McMahon, Esq., the objecting attorney, had no questions for Eric.

Boris Kaufman, 28 Riverside Avenue, was sworn. He represents the Shade Tree Committee. He clarified there is no construction proposed in the area where there is an existing tree in the right of way, so this will not be affected.

Mr. Anderson summarized the application.

Mr. McMahon requested if the application is approved, that a deed restriction be placed on the property, if it is sold in the future, that any variances granted here would be null and void. The applicant was in agreement to this request.

Gary Carpenter, 55 North Bridge Avenue, was sworn. He approves of the application. Theresa Swenson, Prospect Avenue, was sworn. She encourages approval of this application. She has a family member who has resided in the HABCore facility in Ocean Grove for 10 years, and he has been successful there.

Robert Neff, Windward Way, was sworn. He moved into Red Bank 6 months ago and was approached to be on the board of HABCore. He believes in the organization and their effort to assist with Veteran's affairs. He supports the application.

Ellen Davis, 274 River Road, was sworn. She has lived in town 18 years and supports this application, as the organization works to promote the diversity of the community.

The public portion was closed.

A motion was made by Lauren Nicosia, seconded by Ray Mass to approve the application. Ayes: Eileen Hogan, Richard Angowski, Sean Murphy, Anne Torre and Kellen Murphy. Nays: none.

On a motion made by Ray Mass, seconded by Sean Murphy, the meeting was adjourned at 8:15pm.

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