

MINUTES
RED BANK ZONING BOARD OF ADJUSTMENT
January 18, 2024

The Red Bank Zoning Board held a public meeting on Thursday, January 18, 2024, at 6:30 PM in the Municipal Building, first floor, Council Chambers, 90 Monmouth Street, Red Bank, New Jersey.

Chair Raymond Mass called the meeting to order at 6:30 PM. A roll call showed the following members were in attendance:

Anne Torre	Present	Paul Cagno	Present
Ray Mass	Present	Anna Cruz	Present
Eileen Hogan	Present	Amanda Doremus	Present
Ben Yuro	Present	Eugene Horowitz	Absent
Sharon Lee	Present	Chris Havens	Present
Vincent Light	Present		

Also present were Kevin Kennedy, Esq., Board Attorney; Shawna Ebanks, P.P., AICP, Director of Community Development; and Aline Macatrao, Board Secretary.

Chair Mass read the Open Public Meeting Statement Act. In addition, an adequate and electronic notice of time, place, and matter was posted in two newspapers, the Borough Clerk's Office, the Borough's website, outside the council chambers, and on the front door of Borough Hall.

Oaths to Office

Kevin Kennedy read the Oath of Office and swore in the following new and existing members to the Zoning Board:

<u>Member</u>	<u>Term Ends</u>
Amanda Doremus	2025

Regular Meeting Minutes: January 4, 2024

Motion: Approved as presented
Moved by: Anne Torre
Seconded by: Eileen Hogan
Ayes: All in favor
Nays: None
Abstained: None

Executive Meeting Minutes: January 4, 2024

Motion: Approved as presented
Moved by: Raymond Mass
Seconded by: Sharon Lee

Ayes: All in favor
Nays: None
Abstained: None

Resolution of Appointment – Board Attorney

Motion: Approved as presented
Moved by: Eileen Hogan
Seconded by: Raymond Mass
Ayes: All in favor
Nays: None
Abstained: None

Resolution of Appointment – Board Engineer

Motion: Approved as presented
Moved by: Sharon Lee
Seconded by: Raymond Mass
Ayes: All in favor
Nays: None
Abstained: Ben Yuro

Resolution of Appointment – Conflict Attorney

Motion: Approved as presented
Moved by: Anne Torre
Seconded by: Sharon Lee
Ayes: All in favor
Nays: None
Abstained: None

Resolution of Appointment – Conflict Engineer

Motion: Approved as presented
Moved by: Sharon Lee
Seconded by: Anna Cruz
Ayes: All in favor
Nays: None
Abstained: None

Z15413: 28 South Street; Block 106, Lot 41

Mark Yasier, the property owner, was present to provide testimony regarding the proposed garage.

Eileen Hogan and Paul Cagno recused themselves from the application.

The following witness was sworn in for the presentation:

Alec Shissias, R.A. - Shissias Design + Development

Exhibits A-1 through A-5 were marked and presented.

A-1: DPA and Denial of Development Permit #15413 dated September 28, 2023.

A-2: Intent to Proceed dated October 31, 2023.

A-3: Survey of Property consisting of one (1) sheet prepared by Richard Stockton, P.L.S., dated 4/8/2021.

A-4: Plans Titled: Detached Residential Garage Reconstruction & Addition, Yaiser Residence, 28 South Street, Red Bank, NJ, Block 106, Lot 41; prepared by Alec Shissias, R.A.; consisting of five (5) sheets, dated September 22, 2023.

A-5: Planner Review Memorandum, undated.

Mr. Yaiser explained that the property contains a three-family home with an existing freestanding masonry wall structure in the rear yard, which has deteriorated over time. He proposes constructing the garage to provide his tenants with off-street parking spaces.

Alec Shissias provided architectural testimony on the design of the proposed garage. The garage will be located entirely in the rear yard. The area of the existing mason wall structure is approximately 730 square feet, and the proposed garage will be 1,022 square feet and 16 feet in height. The proposed rear yard setback is 1.9 feet, and the side yard setbacks are 3.1 and 10 feet, respectively. The garage door will be located on the front elevation, and the side elevation will have additional entry doors.

Vincent Light asked if they considered three bays for each tenant for additional storage areas. Mr. Shissias replied yes, but the tenants use the basement for storage. Mr. Light asked if the entire structure would be removed and rebuilt. Mr. Shissias replied that they would utilize the existing masonry.

Amanda Doremus asked if he knew the condition of the existing masonry footings. Mr. Shissias explained yes, and the renovations would only add a little weight to the existing footing. The additions would be added to the front and back.

Ms. Doremus asked if there was any variance being requested for lot coverage. Mr. Shissias replied that 35% is permitted, 22.8% is existing, and 25.5% is being proposed. Ms. Doremus asked if the driveway was made of asphalt. Mr. Shissias replied yes; the existing driveways would not count in the lot coverage percentage. Shawna Ebanks confirmed that the existing drive would not be included in the lot coverage count.

Chris Havens asked if the floor slab and existing masonry will remain. Mr. Shissias replied that the floor slab will be redone; however, they plan to keep most of the masonry.

Ms. Ebanks asked if there would be a car lift in the garage, as depicted in the plans. Mr. Shissias replied no, it was used for scaling purposes.

Anne Torre asked if the exterior will be shingle or vinyl siding. Mr. Shissias replied it would be masonry.

Kevin Kennedy asked if the proposed garage would be used as a dwelling unit and what kind of utilities the applicant proposed. Mr. Shissias replied that it would not be used as a dwelling unit, and the only utility is electricity for some lighting and a few outlets within.

Shawna Ebanks answered questions about lot coverage. She explained that lot coverage is defined in our ordinance as the lot area covered by the building structures and accessory structures as a percentage of the total lot area. Any new or expanded paved driveways for one- and two-family dwellings shall count as lot coverage.

Sharon Lee asked if the garage will be rented independently or if it is included in the lease. Mr. Yaiser replied that it is included in the lease.

Ms. Ebanks asked if tenants could park a second vehicle in the asphalt area if needed. Mr. Yaiser replied that they have been parking there now.

Mr. Yaiser asked for some clarification regarding renovating his driveway. Ms. Ebanks explained that he is allowed to do maintenance to it; however, expanding it would count towards his lot coverage.

Ms. Lee recommended that the applicant install internal partitions to make three separate bays in the garage.

Mr. Kennedy reiterated the conditions of the application, and the applicant agreed to all conditions.

Sharon Lee motioned to approve the application, and Vincent Light seconded.

Ayes: Anne Torre, Raymond Mass, Ben Yuro, Sharon Lee, Vincent Light, Anna Cruz.

Nays: Amanda Doremus

Abstained: None

Raymond Mass motioned to adjourn the meeting, and Anne Torre seconded.

Ayes: All in favor

Nays: None

Abstained: None

The meeting adjourned at 7:10 PM.

Respectfully submitted,
Aline Macatrao
Board Secretary