

**MINUTES**  
**RED BANK ZONING BOARD OF ADJUSTMENT**  
**January 6, 2022 – Reorganization Meeting**

The Red Bank Zoning Board of Adjustment held a public meeting on Thursday, October 21, 2021 at 6:30 pm in the Municipal Building, first floor, Council Chambers, 90 Monmouth Street, Red Bank, New Jersey.

Chair Lauren Nicosia called the meeting to order at 6:35 pm. A roll call showed the following members were in attendance:

Lauren Nicosia	Present	Sean Murphy	Present
Ann Torre	Present	Sharon Lee	Present
Richard Agnowski	Present	Joan Rothwell	<i>Absent</i>
Ray Mass	Present	Robert Frikker	Present
Eileen Hogan	Present	Vincent Light	Present
Christine Irwin	<i>Absent</i>		

Also present were Kevin Kennedy, Esq., Board Attorney; Shawna Ebanks, P.P., AICP, Director of Community Development; Ed Herman, P.E., Board Engineer; and Chris Ann DeGenaro, Board Secretary.

Chair Nicosia read the Open Public Meeting Statement Act. 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.

Pledge of Allegiance: Chair Lauren Nicosia led the audience and members of the public in the Flag Salute.

**Oaths to Office:**

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

<u>Member</u>	<u>Term Ends</u>
Lauren Nicosia	2025
Richard Angowski	2025
Sharon Lee- Alternate #1	2023
Vincent Light – Alternate #4	2023

**Reorganization of the Board:**

Nominations were entertained and appointed by members of the Board for the following positions:

**1) Chairperson:**

Motion: Nomination for Lauren Nicosia as Chairperson  
Moved By: Ray Mass  
Seconded By: Ann Torre  
Ayes: ALL IN FAVOR  
Nays: N/A  
Abstain: N/A

**2) Vice-Chair:**

Motion: Nomination for Ray Mass as Vice Chairperson  
Moved By: Anne Torre  
Seconded By: Lauren Nicosia  
Ayes: ALL IN FAVOR  
Nays: N/A  
Abstain: N/A

**3) Board Secretary:**

Motion: Nomination for Chris Ann De Genaro as Board Secretary  
Moved By: Lauren Nicosia  
Seconded By: Ray Mass  
Ayes: Lauren Nicosia, Ann Torre, Richard Angowski, Ray Mass, Eileen Hogan, Sean Murphy, Sharon Lee, Robert Frikker and Vincent Light  
Nays: N/A  
Abstain: N/A

**4) Board Attorney:**

Motion: Nomination for Kevin Kennedy, Esq. as Board Attorney  
Moved By: Lauren Nicosia  
Seconded By: Sean Murphy  
Ayes: Lauren Nicosia, Ann Torre, Richard Angowski, Ray Mass, Eileen Hogan, Sean Murphy, Sharon Lee, Robert Frikker and Vincent Light  
Nays: N/A  
Abstain: N/A

**5) Board Engineer:**

Motion: Nomination for Edward Herman, P.E. (T &M Associates) as Board Engineer  
Moved By: Sean Murphy  
Seconded By: Lauren Nicosia  
Ayes: Lauren Nicosia, Ann Torre, Richard Angowski, Ray Mass, Eileen Hogan, Sean Murphy, Sharon Lee, Robert Frikker and Vincent Light

Nays: N/A  
Abstain: N/A

**6) Official Newspapers:**

Motion: Nomination for Asbury Park Press, Two River Times & Star Ledge as the Board's official newspapers.

Moved By: Anne Torre

Seconded By: Eileen Hogan

Ayes: ALL IN FAVOR

Nays: N/A

Abstain: N/A

**7) Reaffirmation of the Zoning Board By-Laws:**

Motion: Reaffirmation the Zoning Board of Adjustment By-Laws.

Moved By: Anne Torre

Seconded By: Sean Murphy

Ayes: ALL IN FAVOR

Nays: N/A

Abstain: N/A

**8) Special Council:**

Motion: Nomination for Marc Leckstein as Special Council/Conflict Attorney

Moved By: Lauren Nicosia

Seconded By: Anne Torre

Ayes: Lauren Nicosia, Ann Torre, Richard Angowski, Ray Mass, Eileen Hogan, Sean Murphy, Sharon Lee, Robert Frikker and Vincent Light

Nays: N/A

Abstain: N/A

**9) Conflict Engineer:**

Motion: Nomination for CME as Conflict Engineer

Moved By: Lauren Nicosia

Seconded By: Eileen Hogan

Ayes: Lauren Nicosia, Ann Torre, Richard Angowski, Ray Mass, Eileen Hogan, Sean Murphy, Sharon Lee, Robert Frikker and Vincent Light

Nays: N/A

Abstain: N/A

**10) Meeting Dates 2022:**

Motion: Approve the 2022 meeting dates as presented.

Moved By: Lauren Nicosia

Seconded By: Sean Murphy  
Ayes: ALL IN FAVOR  
Nays: N/A  
Abstain: N/A

**Meeting Minutes:**

Motion: Approve the meeting minutes for October 21, 2021

Moved By: Eileen Hogan

Seconded By: Anne Torre

Ayes: Lauren Nicosia, Ann Torre, Richard Angowski, Ray Mass, Eileen Hogan, Sean Murphy, Sharon Lee and Robert Frikker

Nays: N/A

Abstain: Vincent Light

Motion: Approve the meeting minutes for December 2, 2021

Moved By: Eileen Hogan

Seconded By: Ray Mass

Ayes: Lauren Nicosia, Ann Torre, Richard Angowski, Ray Mass, Eileen Hogan, Sean Murphy, Sharon Lee and Robert Frikker

Nays: N/A

Abstain: Vincent Light

**Resolutions:**

Resolution of Approval - Application # Z14265: 125 Branch Avenue; Block 112, Lot 24:

Motion: Approve the resolution with the condition of providing the Planning Office with an executed "Notice of Restriction" and any changes to the jacuzzi.

Moved By: Sean Murphy

Seconded By: Eileen Hogan

Ayes: Lauren Nicosia, Ann Torre, Richard Angowski, Ray Mass, Eileen Hogan, Sean Murphy, Sharon Lee and Robert Frikker.

Nays: N/A

Abstain: Vincent Light

**New Business:**

**ZR14281: 170 Broad St. Block 104, Lot 14**

A motion was made to carry the application to the February 17, 2022 without the need for any further notice.

Moved By: Lauren Nicosia

Seconded By: Sean Murphy

Ayes: Lauren Nicosia, Ann Torre, Richard Angowski, Ray Mass, Eileen Hogan, Sean Murphy, Sharon Lee and Robert Frikker.

Nays: N/A

Abstain: Vincent Light

The meeting was adjourned at 7:00 PM.

Respectfully submitted,  
Chris Ann DeGenaro  
Board Secretary