

MINUTES
RED BANK BOARD OF ADJUSTMENT
January 19, 2023

The Red Bank Zoning Board held a Zoning Board of Adjustment meeting on Thursday January 19, 2023 at 6:30 pm, via Zoom 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. The Board saluted the flag. A roll call showed the following members in attendance: Lauren Nicosia, Anne Torre, Richard Angowski,, Eileen Hogan, Sean Murphy, Ray Mass, and Vincent Light. Kevin Kennedy, Esq., Board Attorney and Chris Ann DeGenaro, Board Secretary.

Lauren Nicosia read the Open Public Meeting Statement Act. An Adequate and electronic notice with the time, place and matter 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.

A motion was made by Eileen Hogan, seconded by Vincent Light to approve the minutes from the October 6, 2022 meeting. All were in favor.

A motion was made by Anne Torre, seconded by Ray Mass to approve the minutes from the December,1 2022 meeting. All were in favor.

A motion was made by Sean Murphy, seconded by Anne Torre to approve the Resolution for 19-29 Mechanic Street, as modified. Ayes: Anne Torre, Richard Angowski, Eileen Hogan, Sean Murphy, Ray Mass and Vincent Light. Abstain: Lauren Nicosia. Nays: none.

Applications:

Z14822: 187 Riverside Avenue; Block 4.01,, Lots 1 & 2

This application was carried to February 2, 2022. The applicant will re-notice.

Z14912: 69 Branch Avenue; Block 107, Lot 12

The applicant, John Keavey, proposed to take down and replace the front steps to include a landing and add a portico to cover the landing. A variance was needed for front-yard set-back.

The following Exhibits were entered: A-1: Intent to Proceed: A-2; Denial Letter: A-3; Front Steps Elevation and Floor Plan (1 sheet): A-4; Review Letter from Shawna Ebanks: A-5; Survey dated 11/18/96.

John Keavey and Charissa Keavey, property owners were sworn. They have owned the single family home since 1996. The first step at the door is very steep. They want to construct new steps with a safe landing and portico to cover it. This is for safety and aesthetic reasons.

The front steps will be extended. A C variance is required, as a 30 ft. set-back is required and 16 ft. is proposed.

Lauren Nicosia confirmed neighbors are ok with this.
The public portion was closed.

A motion was made by Ray Mass, seconded by Vincent Light to approve the application. Ayes: Lauren Nicosia, Anne Torre, Richard Angowski, Eileen Hogan, Sean Murphy, Ray Mass and Vincent Light.

Ray Mass made a motion to adjourn the meeting, seconded by Vincent Light. The meeting adjourned at 6:45pm.

Respectfully submitted,
Dina Anastasio