

**MINUTES**  
**RED BANK BOARD OF ADJUSTMENT**  
**June 15, 2023**

The Red Bank Zoning Board of Adjustment held a public meeting on Thursday, June 15, 2023, 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 6:33 PM. A roll call showed the following members were in attendance:

Lauren Nicosia	Present	Sean Murphy	Absent
Ann Torre	Present	Sharon Lee	Present
Richard Angowski	Absent	Joan Rothwell	Absent
Ray Mass	Present	Robert Frikker	Absent
Eileen Hogan	Absent	Vincent Light	Present
Christine Irwin	Present		

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

Chair Nicosia 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.

**April 20, 2023 Executive Session Minutes**

Motion: Approved as presented  
Moved By: Ray Mass  
Seconded By: Vincent Light  
Ayes: Lauren Nicosia, Ann Torre, Christine Irwin, Ray Mass, Sharon Lee, and Vincent Light  
Nays: None  
Abstain: None

**April 4, 2023 Regular Meeting Minutes**

Motion: Approved as presented  
Moved By: Ray Mass  
Seconded By: Vincent Light  
Ayes: Lauren Nicosia, Ann Torre, Christine Irwin, Ray Mass, Sharon Lee, and Vincent Light  
Nays: None  
Abstain: None

**Resolution of Approval- Z12059A: Harding Road, Hudson Avenue & Clay Street**

Motion: Approved as presented  
Moved By: Ray Mass  
Seconded By: Ann Torre  
Ayes: Ann Torre, Ray Mass, Sharon Lee, and Vincent Light  
Nays: None  
Abstain: Lauren Nicosia and Christine Irwin

**Z14989: 78 Bridge Avenue; Block 40, Lot 12, 13.01, 13, 15, and 16**

The applicant requested that the application be carried to the July 20, 2023, public meeting without re-noticing.

Motion: Carry application to July 20, 2023 without further notice  
Moved By: Ann Torre  
Seconded By: Vincent Light  
Ayes: Lauren Nicosia, Ann Torre, Christine Irwin, Ray Mass, Sharon Lee, and Vincent Light  
Nays: None  
Abstain: None

The meeting adjourned at 6:45 PM.

Respectfully submitted,  
Shawna Ebanks  
Acting Board Secretary