

**MINUTES**  
**RED BANK ZONING BOARD OF ADJUSTMENT**  
**July 20, 2023**

The Red Bank Zoning Board held a public meeting on Thursday, July 20, 2023, at 6:30 PM in the Municipal Building, first floor, Council Chambers, 90 Monmouth Street, Red Bank, New Jersey.

Kevin Kennedy, Board Attorney, called the meeting to order at 6:37 PM. A roll call showed the following member were in attendance:

Anne Torres	Present	Paul Cagno	Present
Raymond 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	Absent		

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

Raymond 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>
Anne Torres	4 Years
Raymond Mass	2 Years
Eileen Hogan	3 Years
Ben Yuro	2 Years
Sharon Lee	3 years
Paul Cagno	1 Year
Anna Cruz	2 Years
Chris Havens	2 Years

**Reorganization of the Board:**

Members of the Board announced nominations for the following positions:

**1) Chairperson:**

Motion:	Nomination for Raymond Mass as Chairperson
Moved By:	Anne Torre

Seconded By: Sharon Lee  
Ayes: All in favor  
Nays: N/A  
Abstain: N/A

**2) Vice Chair:**

Motion: Nomination for Anne Torre for Vice-Chair  
Moved By: Raymond Mass  
Seconded By: Eileen Hogan  
Ayes: All in favor  
Nays: N/A  
Abstain: N/A

**3) Board Secretary:**

Motion: Nomination for Aline Macatrao as Board Secretary  
Moved By: Raymond Mass  
Seconded By: Anne Torre  
Ayes: All in favor  
Nays: N/A  
Abstain: N/A

**4) Board Attorney:**

Motion: Nomination for Kevin Kennedy as Board Attorney  
Moved By: Raymond Mass  
Seconded By: Eileen Hogan  
Ayes: Anne Torre, Raymond Mass, Eileen Hogan, Sharon Lee, Paul Cagno, Anna Cruz, and Amanda Doremus  
Nays: N/A  
Abstain: N/A

**5) Board Engineer:**

Motion: Nomination for Edward Herrman, P.E. (T&M Associates) as Board Engineer  
Moved By: Eileen Hogan  
Seconded By: Anne Torre  
Ayes: Anne Torre, Raymond Mass, Eileen Hogan, Sharon Lee, Paul Cagno, Anna Cruz, and Amanda Doremus  
Nays: N/A  
Abstain: Ben Yuro

**6) Official Newspapers:**

Motion: Nomination for Asbury Park Press, Two River Times & Star-Ledger as the Board's official newspapers.  
Moved By: Anne Torre  
Seconded By: Raymond Mass

Ayes: Anne Torre, Raymond Mass, Eileen Hogan, Sharon Lee, Paul Cagno, Anna Cruz, and Amanda Doremus  
Nays: N/A  
Abstain: N/A

**7) Conflict Board Professional:**

Motion: Nomination for Marc Leckstein as Conflict Board Attorney.  
Moved By: Raymond Mass  
Seconded By: Eileen Hogan  
Ayes: Anne Torre, Raymond Mass, Eileen Hogan, Sharon Lee, Paul Cagno, Anna Cruz, and Amanda Doremus  
Nays: N/A  
Abstain: N/A

**8) Conflict Board Engineer:**

Motion: Nomination for CME as Conflict Board Engineer.  
Moved By: Raymond Mass  
Seconded By: Eileen Hogan  
Ayes: Anne Torre, Raymond Mass, Eileen Hogan, Sharon Lee, Paul Cagno, Anna Cruz, and Amanda Doremus  
Nays: N/A  
Abstain: N/A

**Regular Meeting Minutes: June 15, 2023**

Motion: Approved as presented  
Moved by: Raymond Mass  
Seconded by: Sharon Lee  
Ayes: Anne Torre, Raymon Mass, Eileen Hogan, and Sharon Lee  
Nays: N/A  
Abstained: Paul Cagno, Anna Cruz, and Amanda Doremus

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

The applicant requested that the application be carried to the August 7, 2023, public meeting without re-noticing.

Motion: Carry application to August 7<sup>th</sup>, 2023, without further notice  
Moved By: Raymond Mass  
Seconded By: Sharon Lee  
Ayes: All in favor  
Nays: None  
Abstain: None

**Z15214: 121 Drs James Parker Blvd; Block 96, Lot 2.03**

Rick Brodsky, Esq. represented the applicant, Lunch Break LLC.

Exhibits A-1 through A-4 were marked and presented, including rendering and site plans:

A-1: Intent to proceed dated May 9, 2023

A-2: Signage Package date April 13, 2023, consisting of one (1) sheet prepared by Kellenyi, Johnson Wagner Architects

A-3: Planner Review Memo dated July 19, 2023, prepared by Shawna Ebanks, PP, AICP

A-4: Lunch Break logo rendering

The following witnesses were sworn in for the presentation:

Eric Wagner, AIA, Kellenyi, Johnson Wagner Architects

Gwendolyn Love, Lunch Break

Mr. Brodsky summarized the applicant's need for signage approval to renovate the existing property. The applicant received approval from the Board in 2021 to expand the existing structure. However, the signage package was not included in the application. When they brought the prior application for the expansion, the signage package still needed to be finalized. The applicant is proposing four signs where one is permitted. There is a variance for the location of the Lunch Break Logo, which is above the signage area. The final variance is for the proposed electronic sign.

The proposed signage is primarily for directional and informational purposes and is inconsistent with the signage ordinance. Two signs are proposed over each entry door on the front, indicating what that entrance is for. There is a logo sign at the top of the building, and the proposed fourth sign is an electronic informational board. Even though they are proposing four signs, when adding all four together, they still need to be below the square footage permitted by the ordinance.

Eric Wagner provided testimony on the proposed signage details. All signs will be placed on the front of the building facing Drs. James Parker Boulevard. The logo sign is outside of the allowable height. Two articulated entrances with roof canopies will have two signs identifying the locations. There is an electronic information board for Lunch Break announcements at the far westerly end. The total sign area is 2,806 square feet, and the maximum allowable sign is 477 square feet. However, the applicant is proposing 367 square feet. They are only 2.8% of the total signage permitted. The proposed electronic sign will be lit from 8:30 AM to 5:30 PM Monday to Friday and 8:30 AM to Noon on Saturdays. No other signs will be lit.

Sharon Lee voiced concern over the electrical sign. She asked for clarification on the graphs, visibility, brightness of the sign, and the effects on the corner of the street. Mr. Wagner and Mr. Brodsky replied that the sign would comply with the required message and motion. Also, the sign will be LED lighting. Ms. Lee then stated that the signage may be a distraction to motorists.

Ray Mass then asked whether the sign intended to provide information on motorists or pedestrians. Mr. Brodsky said that it was for both.

Shawna Ebanks asked whether the sign was like a computer monitor or a screen. Mr. Wagner replied that it would look like a pixelated display.

Ms. Ebanks asked if lowering the height would help with the distraction of the electrical sign. Mr. Wagner replied that the applicant could only consider lowering the sign for pedestrian view.

Gwendolyn Love came forth to provide additional programming information on the electrical sign. She stated that the purpose was for their clients, especially those without technology, to have information about Lunch Break activities. The information will be in English and Spanish. There will be no outside advertising. However, there is an option for the Borough to use it for announcements.

Jim McCain, 15 Willow Street, asked about the hours of the electrical sign. Mr. Wagner replied that 8:30 AM to Noon on Saturdays. Mr. McCain followed up by saying that he was concerned about the aesthetic of the LED sign. He was concerned that the sign would look like Coffee Corral's signage. Mr. Brodsky stated that a lot of thought went into the sign's design.

Ms. Ebanks and Amanda Doremus stated that the plans indicated that there would be a decorative trim around the sign. However, Wagner said it would be a black frame around the electronic display.

Paul Cagno asked how many electronic signs are placed throughout the Borough. He also stated that he was concerned about the fluorescent LEDs of the sign. He was worried that this would set a precedent for other entities to request these types of signs, which are not permitted. Mr. Wagner and Brodsky stated it would not set a precedent because applications are site-specific.

The board members and the attorney/architect discussed possibly changing the proposed sign location but found no solution. The Board suggested that the applicant contact the traffic safety department regarding any recommendations/comments on the sign. The applicant agreed to carry the application to the next meeting.

Eileen Hogan motioned to carry the application to August 17, 2023, and Anna Cruz seconded.

Ayes: All in favor  
Nays: N/A  
Abstained: N/A

The meeting adjourned at 8 PM.

Respectfully submitted,  
Aline Macatrao  
Board Secretary