

MINUTES
RED BANK BOARD OF ADJUSTMENT
September 2, 2021

The Red Bank Zoning Board held a Zoning Board of Adjustment meeting on Thursday September 2, 2021 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 were in attendance: Lauren Nicosia, Eileen Hogan, Sean Murphy, Anne Torre, Joan Rothwell, Bruce Maida, Kevin Kennedy, Esq., Board Attorney, Ed Herrman, PE, Shawna Ebanks, Director of Community Development and Maria Graziano, 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. Mr. Kennedy also announced the login information was advertised as well. Mr. Kennedy announced that if the public needed to contact us they could raise their electronic hand, call Maria Graziano or send her email at mgraziano@redbanknj.org.

Lauren Nicosia opened the meeting to the public for non-agenda items of which there were none.

Applications:

American Residential Opportunity Fund; 273 Shrewsbury Avenue; Block 77, Lots 1, 2.01, 2, 3 & 25.02 Z14334

Ed Herrman was sworn in.

Exhibit B-1; Certification by Joan Rothwell listened to the prior meeting.

It was noted that there are 6 eligible voters. The applicant did re-notice for the application. Kevin Kennedy confirmed there were no conflicts.

Bob McGowan, Esq. represented the applicant. He reviewed the application, noting it has been almost 2 years since this application started. He stated they did meet with the residents. He noted their concerns, one of which would hinder their annual block party. They addressed the issue and did change an access, as a result.

Christine Nazzaro Cofone, PP, was sworn and accepted as an expert witness. She described the revisions. The access from Drs. James Parker Blvd has been totally removed, the application was scaled back to address the concerns of the neighbors. The new building will go in basically the same location as the existing building.

A d(5) density variance is required and the only d variance required. The Medici burden of proof is really just a conditional use proof. There are c variances required for the loading zone. There is a variance required for the buffer provided around the loading. She noted they are proposing substantial plantings. There is a fence also being provided. There is a set-back variance required; they are about 30.5 feet from the roadway center-line; whereas, 40 feet are required. A variance is required for the 3 stories; whereas, 2 ½ stories are required.

The conduits will be provided for electrical charging stations and solar panels are also proposed. She reviewed the Master Plan and stated this is a good application for the public. There are no substantial detriments of this plan to the Zoning Plan or the neighborhood.

Sean Murphy verified the variance for retail is no longer required.

There are 3 properties and the Ordinance permits 4 units on each, for a total of 12 units permitted. They are providing 10 and consolidating the lot to one.

Mr. McGowan clarified the applicant had met with the neighbors and was thanked by Mr. Murphy for working out the details.

Ed Herrman confirmed that the applicant can meet with all the requirements of his review letter.

He stated the applicant has shown good faith with the neighbors and the Board and they did a good job.

Lauren Nicosia questioned if the applicant would consider adding a COAH unit to the plan, even though their requirement is a monetary fulfillment. Mr. McGowan will discuss this with the applicant. Trash will be picked up by a private hauler.

Susan Viscomi, 25 Cedar Street, was sworn. She clarified the snow would be put into the buffer area.

The public portion was closed.

Mr. McGowan confirmed with Joan Rothwell that she feels confident to vote.

A motion was made by Sean Murphy, seconded by Eileen Hogan to approve the application. Ayes:

Lauren Nicosia, Eileen Hogan, Sean Murphy, Anne Torre, and Joan Rothwell. Nays: Eileen Hogan. Kevin Kennedy reviewed some of the Resolution requirements.

Anne Torre made a motion to adjourn the meeting, seconded by Bruce Maida. The meeting was adjourned at 7:25pm.

Respectfully submitted,

Dina Anastasio

