

MINUTES
RED BANK ZONING BOARD OF ADJUSTMENT
October 19, 2023

The Red Bank Zoning Board held a public meeting on Thursday, October 19, 2023, at 6:30 PM in the Municipal Building, first floor, Council Chambers, 90 Monmouth Street, Red Bank, New Jersey.

Chair Raymond Mass called the meeting to order at 6:35 PM. A roll call showed the following members were in attendance:

Anne Torre	Present	Paul Cagno	Present
Ray Mass	Present	Anna Cruz	Present
Eileen Hogan	Present	Amanda Doremus	Present
Ben Yuro	Absent	Eugene Horowitz	Present
Sharon Lee	Absent	Chris Havens	Present
Vincent Light	Absent		

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

Chair 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.

Regular Meeting Minutes: October 5, 2023

Motion: Approved as presented
Moved by: Anne Torre
Seconded by: Eileen Hogan
Ayes: All in favor
Nays: None
Abstained: None

Resolution of Approval – P14764: 211 River Street; Block 82, Lot 3

Motion: Approved as presented
Moved by: Eileen Hogan
Seconded by: Anna Cruz
Ayes: All in favor
Nays: None
Abstained: Eugene Horowitz

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

The applicant requested that the application be carried to the November 2, 2023, public meeting without further notice.

Motion: Carry application to November 02, 2023, without further notice
Moved by: Raymond Mass
Seconded by: Anna Cruz
Ayes: All in favor
Nays: None
Abstained: None

Z15324: 22 Wallace Street; Block 48, Lot 4

Rick Brodsky, Esq, represented the applicant.

Shawna Ebanks was sworn in.

The following witness was sworn in for the presentation:
Frank Martarella III, AIA, NCARB – Think Design Architecture

Exhibits A-1 through A-5 were marked and presented.

A-1: Application Package.

A-2: Development Permit Application and Denial Letter.

A-3: Intend to Proceed, dated September 6, 2023.

A-4 Plans Titled: Plot Plan and Notes, 22 Wallace Street, Red Bank, NJ, Existing Detached Garage Reconstruction; prepared by Think Design Architecture; consisting of three (3) sheets, dated January 3, 2023, rev. July 17, 2023.

A-5: Planning Review Memorandum prepared by Shawna Ebanks, dated October 18, 2023.

Mr. Brodsky's opening statement explained that the applicant is seeking permission to replace a five-car garage on the subject property that existed for many years. He explained that the applicant obtained permits to rehabilitate the garage; however, as they began the renovation, it was discovered that there were foundation footings, so the structure had to come down. The proposed garage is to be the exact size of 1,025 square feet as the original.

Anne Torre asked if the garage was to be used by the tenants, and Mr. Brodsky replied yes.

Shawna Ebanks provided background on the application from the Borough's perspective. She confirmed that a development permit was issued to rehabilitate the garage; however, since a new foundation was necessary due to safety issues, she and the Construction Code Official agreed that it was considered a new structure and, therefore, would need Zoning Board approval.

Frank Martarella provided testimony on the design of the proposed garage. He stated that during his visit to the site, the poor condition of the garage was noticeable. However, he believed they could renovate it without demolishing the entire structure.

Chris Havens asked if the proposed new garage resembles other garages on that street. Mr. Martarella replied that the proposed garage is consistent with the size and characteristics of the garages on the adjacent properties.

Anne Torre asked about the electrical and plumbing connections, and Mr. Martarella replied that no plumbing work was proposed and the electrical connections would be for light fixtures and outlets.

Paul Cagno asked if the proposed lighting would correspond to what was there previously. Mr. Martarella replied that there was insufficient lighting within the structure; they are proposing additional lighting to make it more adequate. He also added that the proposed garage would be separated into three (3) different bays with two (2) light fixtures in each bay. No exterior lighting is proposed.

Kevin Kennedy reiterated the conditions of the application, and the applicant agreed to all conditions. Paul Cagno motioned to approve the application, and Eileen Hogan seconded it.

Ayes: Anne Torre, Raymond Mass, Eileen Hogan, Paul Cagno, Anna Cruz, Amanda Doremus and Eugene Horowitz
Nays: None
Abstain: None

The meeting adjourned at 7:00 PM.

Respectfully submitted,
Aline Macatrao
Board Secretary