

MINUTES
RED BANK ZONING BOARD OF ADJUSTMENT
April 3, 2025

The Red Bank Zoning Board held a public meeting on Thursday, April 3, 2025, 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 6:31 PM. A roll call showed the following members were in attendance:

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

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

Chair 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.

Resolution of Approval – Z15988: 30 Saint Nicholas Place; Block 113, Lot 26

Motion: Approved as presented
Moved by: Paul Cagno
Seconded by: Sharon Lee
Ayes: Anne Torre, Raymond Mass, Eileen Hogan, Ben Yuro, Sharon Lee, Vincent Light, and Paul Cagno
Nays: None
Abstained: None

Administrative Approval: Z14621- 19-29 Mechanic Street

The application was previously approved by the Board; however, during construction, two issues arose. As a result of a change of grade, the structure was built approximately 5 inches taller than what was approved, and there was a slight change to the elevator tower. Initially, the elevator tower issue was thought to create a new variance, but that has been revised. So, there is a slight height deviation, but no new variances were created. Per the discussion during the workshop, the Board found it was a good faith error and agreed to grant the applicant administrative approval for the increase in height by 5 inches.

Raymon Mass motioned to approve the administrative change, and Amanda Califano seconded.

Ayes: Raymond Mass, Eileen Hogan, Ben Yuro, Sharon Lee, Vincent Light, Anna Cruz, Amanda Califano, and Eugene Horowitz.
Nays: None
Abstained: Paul Cagno and Anne Torre

Z15980: 302 River Road; Block 14, Lot 2.02

The property owners, Paul and Patricia Peduto, were present to provide testimony regarding the proposed change in use and rear addition.

Shawna Ebanks was sworn in.

Exhibits A-1 to A-4 were marked and presented.

A-1 Development Permit Application Denial Letter dated December 15, 2024

A-2 Intent to Proceed dated January 21, 2025

A-3 Plans Titled: Alteration and Addition, Block 14, Lot 2.01, Paul 7 Patricia Peduto, 302 River Street, Red Bank, New Jersey 07701, consisting of two (2) pages, prepared by Mark Fitzsimmons, AIA, dated December 27, 2024

A-4: Planning Review Memorandum prepared by Shawna Ebanks, PP, AICP

Mr. Peduto explained that they propose converting an existing dentist's office into a one-bedroom apartment attached to a single-family house. The applicant also plans to extend the proposed one-bedroom apartment in the rear by 362 square feet and add a 165-square-foot exterior porch. The proposed two-family dwelling is not permitted in the zone.

Shawna Ebanks explained that the Borough does not have a mother-daughter or accessory dwelling unit ordinance. She denied the application and requested that the applicant apply for a use variance for a two-family.

Chair Mass asked if the applicant intended to rent out the one-bedroom apartment, and the applicant replied no. It would be for him and his wife.

Anne Torre asked if the Borough and State are moving towards an ADU, and Ms. Ebank replied yes.

Vincent Light asked about the utilities and post office address and whether they would be separated for the two units. Ms. Ebanks said she could not confirm, but the tax assessor would do that.

Discussion was had about whether the proposed one bedroom would be considered as an ADU and the utilities.

Paul Cagno asked where the nearest two-family to the subject property was. Mr. Peduto was unsure.

Ms. Torre asked if the neighbors had any issues with the conversion, and Mr. Peduto replied that they hadn't.

Mr. Cagno asked if the applicant would want to convert the office into one bedroom and still allow access to the main house, creating a mother-daughter. Ms. Ebanks said that the applicant intends to make that renovation. Mr. Cagno said that he is concerned about making it a non-conforming use. Ms. Ebanks stated that there is a concern about future renters creating illegal one-bedroom use.

Mr. Peduto mentioned received Zoning Board approval to convert a section of the house into a dentist office.

Anne Torre commented that reusing the office space into one bedroom is good. Allowing the conversion with access to the principal building leaves the structure in limbo. She added that it is a less intensive home and is a good use for the zone

Eileen Hogan commented that he understands turning it into a mother-daughter home and is unsure about turning it into a two-family house.

Ben Yuro agreed that converting it into a two-family is a cleaner option.

Eugene Horowitz agreed with converting the use, and the decision should not wait until a possible law is adopted to allow ADUs.

Amanda Califano asked if converting it into a two-family prevents it from being rented and if it would be sold as a two-family. Chair Mass replied that there would need to be two addresses.

Additionally, the utilities for the two families and whether they would be separated were discussed. The applicant was unsure if he would have two separate utilities for the proposed use. The Board further discussed whether the use would be considered a mother-daughter. It was confirmed that the Borough does not permit a mother-daughter.

Mr. Kennedy stated that if the applicant is approved for the change of use from a professional office to a two-family residence, the professional office use will be abandoned. Mr. Kennedy reiterated the application's conditions, and the applicant agreed to all conditions.

Anne Torre motioned to approve the application, and Vincent Light seconded.

Ayes: Anne Torre, Raymond Mass, Eileen Hogan, Ben Yuro, Sharon Lee, and Vincent Light.

Nays: Paul Cagno

Abstained: None

Z15961: 50 Hilltop Terrace; Block 52.03, Lot 13

The property owner, Sean Feehan, was present to provide testimony regarding constructing a side addition for a front-facing garage and extension of the second-floor bedroom.

Shawna Ebanks was sworn in.

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

A-1 Development Permit Application and Denial Letter dated December 2, 2024

A-2 Intent to Proceed dated January 9, 2025

A-3 Survey of Property consisting of one sheet, prepared by Frank R. DeSantis, P.L.S, dated April 27, 2016

A-4 Plans Titled: Plot Plan, 50 Hilltop Terrace North, Block 52.05, Lot 13, Red Bank Borough; consisting of three sheets dated January 17, 2025, prepared by Jaclyn Floor, P.E, P.P, C.M.E, Ingenuity Infrastructure

A-5: Planning Review Memorandum prepared by Shawna Ebanks, PP, AICP

Mr. Feehan explained that he is looking forward to adding a single-car garage to the side of the house. However, the property is laid out, so a side-facing garage is impossible. A steep slope prevents the appropriate configuration of the structure.

Shawna Ebanks asked whether any trees would be removed to construct the addition, and Mr. Feehan replied no.

Anne Torre asked if the applicant had any setback variances, and Ms. Ebanks replied that it was conforming.

Ms. Torre asked if any neighbors had issues with the proposal, and Mr. Feehan replied there were none.

Vincent Light asked about the size of the attached garage, to which Mr. Feehan replied that it was 15 feet by 20 feet.

Paul Cagno asked about the utilities, and Mr. Feehan replied that it was only electricity.

Mr. Kennedy reiterated the conditions of the application, and the applicant agreed to all conditions.

Paul Cagno motioned to approve the application, and Sharon Lee seconded.

Ayes: Anne Torre, Raymond Mass, Eileen Hogan, Ben Yuro, Sharon Lee, Paul Cagno and Vincent Light.

Nays: None

Abstained: None

The meeting adjourned at 7:54 PM.

Respectfully submitted,

Shawna Ebanks
Acting Board Secretary