

MINUTES
RED BANK ZONING BOARD OF ADJUSTMENT
June 19, 2025

The Red Bank Zoning Board held a public meeting on Thursday, June 19, 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 6:34 PM. A roll call showed the following members were in attendance:

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

Also present were Kevin Kennedy, Esq., Board Attorney; Jacqueline Dirmann, P.E., Board Engineer; and Shawna Ebanks, 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, and outside the council chambers.

Resolution of Denial – 15787: 232 South Pearl Street; Block 76, Lot 20.02

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

P15895: 204 Shrewsbury Avenue, Block 73, Lots 11.01-11.03

Edward McKenna, Esq, represented the applicant, Samarth RB, LLC.

Shawna Ebanks, AICP, P.P., and Jacqueline Dirmann, P.E., were sworn in.

The following witness was sworn in for the presentation:

Edward O'Neil, R.A, P.P – S.O.M.E Architects, P.C
Andrew Stockton, P.E., P.L.S – Eastern Civil Engineering
John McCormick, P.E. P.T.O.E – Dynamic Traffic

Exhibits A-1 to A-15 were marked and presented.

Mr. McKenna explained that the applicant received approval for the use variance in February 2025, and they have returned to the Board for final site plan approval and bulk variances. Based on the comments from the last meeting, the applicant has revised their plans. In the original plans, there were 15 spaces proposed, and the Board recommended reducing the parking for better site circulation and removing the parking between the building and Shrewsbury Avenue. The revised plans indicate that the parking is eliminated, and there are now six spaces being proposed, which will require a parking variance from the Board. There will also be new on-street parking spaces created. Additionally, the plans were revised to increase the landscaping area; however, the applicant cannot accommodate the planting of trees on Shrewsbury Avenue due to it being in the Monmouth County jurisdiction.

Eugene Horowitz inquired about the number of ADA-compliant off-street parking spaces provided, and Mr. McKenna replied that there is only one.

Eileen Hogan asked how many on-street parking spaces would be created, and Mr. McKenna replied three spaces on Shrewsbury Avenue.

Sharon Lee and Vincent Light requested clarification on the rendering of landscaping and its impact on the County's jurisdiction. Mr. O'Neil replied that the landscaping is within the property line. The site plan will be changed to reflect the rendering. Mr. Light asked if the bench in the rendering would be there.

Mr. McKenna explained that there will be no changes to the floor plan and the operations of the business. All the site plan elements from the first hearing will remain the same.

Ben Yuro asked how many curb cuts there would be, and Mr. McKenna replied one.

Edward O'Neil provided professional architectural and planning testimony.

Jacque Dirmann asked a series of questions referring to the Board Engineer's review letter. The applicant will replace/repair the sidewalk on Catherine Street. There will be a 25-foot paint curb on Catherine Street. There will be no new utility connections. The ADA space will be van accessibility. Direction arrows will indicate the pattern for the driveway.

Ms. Dirmann inquired about the backdoor access to the drive aisle and its safety.

The parking lot will be patched and repaired as needed.

The signage will comply with the Borough signage and will not be illuminated.

No changes will be made to the existing drainage.

There will be no poster or neon signage in the storefront windows. The applicant can use frosted glass for security purposes.

Ms. Lee asked whether the bathrooms would be ADA-compliant, and Mr. O'Neil said yes.

John McCormick provided professional traffic engineer testimony. The applicant understands that the use is a neighborhood store, and 80% of the customer base walks to the site; therefore, there is not a tremendous need for parking. If the store were more of a traditional type of highway commercial store, then the requirement would be 15 parking spaces as required in the ordinance. However, the proposal is to provide six spaces (five regular and one ADA). The applicant will maintain the three on-street spaces on Catherine Street adjacent to the property and create three new spaces on Shrewsbury Avenue due to the removal of the front driveway apron. It extended the entire front of the property.

He testified that the back door, which opens into the parking area, will be replaced with a sliding/pocket door. It's going to slide within its own pocket. The area will be protected by bollards a foot from the building.

The Board agreed to waive the Shade Tree Fund contribution for the trees on Shrewsbury Avenue.

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

Ben Yuro motioned to approve the application, and Eileen Hogan seconded.

Ayes: Anne Torre, Ben Yuro, Eugene Horowitz, Raymond Mass, Eileen Hogan, Sharon Lee, Anna Cruz, and Vincent Light

Nays: None

Abstained: None

The meeting adjourned at 7:32 PM.

Respectfully submitted,
Shawna Ebanks
Acting Board Secretary