

MINUTES
RED BANK ZONING BOARD OF ADJUSTMENT
August 7, 2025

The Red Bank Zoning Board held a public meeting on Thursday, August 7, 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 6:32 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	Absent
Ben Yuro	Present	Eugene Horowitz	Present
Sharon Lee	Present	Chris Havens	Present
Vincent Light	Absent		

Also present were Kevin Kennedy, Esq., Board Attorney 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.

Regular Meeting Minutes: June 19, 2025

Motion: Approved as presented
Moved by: Anne Torre
Seconded by: Eileen Hogan
Ayes: Anne Torre, Raymond Mass, Eileen Hogan, Ben Yuro, Sharon Lee, Anna Cruz,
Eugene Horowitz, Chris Havens
Nays: None
Abstained: Paul Cagno

Resolution of Approval – P15895: 2024 Shrewsbury Avenue; Block 73, Lots 11.01-11.03

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

Resolution of Extension – P15454: 196 Broad Street; Block 103, Lots 14 & 16

Motion: Approved as presented
Moved by: Eileen Hogan
Seconded by: Raymond Mass
Ayes: Anne Torre, Raymond Mass, Eileen Hogan, Ben Yuro, Sharon Lee, Paul Cagno,
Anna Cruz, Eugene Horowitz, Chris Havens
Nays: None
Abstained: None

Anne Torre motioned to adjourn the meeting, and Sharon Lee seconded.

Ayes: All in favor
Nays: None
Abstained: None

The meeting adjourned at 6:41 PM.

Respectfully submitted,
Shawna Ebanks
Acting Board Secretary