

MINUTES

RED BANK ZONING BOARD OF ADJUSTMENT

October 16, 2025

The Red Bank Zoning Board held a public meeting on Thursday, October 16, 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 6:33 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	Absent	Chris Havens	Absent
Vincent Light	Present		

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: October 16, 2025**

Motion: Approved as presented

Moved by: Anne Torre

Seconded by: Eileen Hogan

Ayes: Anne Torre, Raymond Mass, Eileen Hogan, Ben Yuro, Paul Cagno, Anna Cruz, Eugene Horowitz

Nays: None

Abstained: Vincent Light

**Z16231: 134 Leighton Avenue, Block 81, Lot 13.01**

The property owner, Anita Bergin, was present to provide testimony regarding the proposed deck.

Shawna Ebanks, AICP, P.P., was sworn in.

Exhibits A-1 to A-8 were marked and presented.

A-1 Development Permit Application

- A-2 Intent to Proceed dated September 9, 2025
- A-3 Zoning Narrative of Intent
- A-4 Deck Construction Plan
- A-5 Survey of Property prepared by Kenneth P. Frank, P.L.S., dated March 5, 2025
- A-6 Survey of Property with proposed deck
- A-7 DPA Denial dated August 5, 2025
- A-8 Planning Review Memorandum dated October 16, 2025

Ms. Bergin explained that she owns a single-family house and is proposing a 240-square-foot deck. The proposed deck will abut the house but will not be attached to it. It is in the rear of the house. It will not be enclosed or covered. The deck material will be TimberTech lumber.

The house is on an undersized lot, which is the reason for the appearance before the Board. The deck will cover a grassy area 10 feet wide. The deck will be between the house and a paved area. The paved area provides one off-street parking space that will not be disturbed by the new deck. The stairs will be relocated and enclosed in the footprint of the proposed deck. There will be a railing around the deck. No utilities or mechanicals will be installed.

There will be a clearance of 19 inches between the existing utilities and the proposed deck.

There is an existing chain link fence at the corner of Leighton and Bank Street.

The walkway between the house and the fence will not be affected. However, Ms. Bergin is asking that the deck be expanded 3 feet beyond the house's footprint, which will shorten the walkway to 3 3-foot wide. This will allow for more deck floor space.

The deck

height would be 20 inches. There would be no poured concrete, only the footings for the supports.

Eileen Hogan asked the applicant to clarify whether she will continue to have off-street parking, and Ms. Bergin replied that she will, but sometimes she parks on the street, blocking her driveway. The paved area is 16 ½ feet by 18 feet, which allows for two SUVs.

Anne Torre asked about the existing hedges and whether they will remain. Ms. Bergin replied that it will remain; however, she will trim it back to allow for room on the walkway.

Paul Cagno asks about the deck's location relative to the paved area. Ms. Bergin said that it will be near the paved area but will not encroach on it. There will be an ability to walk around the house with the deck and a car parked in the yard.

Ms. Torre asked whether the applicant had heard from any neighbors about the project, and the applicant replied that there were no objections.

Ms. Bergin stated that she should not align the deck with the house because it would reduce the deck's square footage.

She also agreed to leave the existing landscaping and maintain it for privacy.

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

Eileen Hogan motioned to approve the application, and Anne Torre seconded.

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

Nays: None

Abstained: None

Raymond Mass made a motion to release the zoning permits, subject to the adoption of the resolution, seconded by Eugene Horowitz.

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

Nays: None

Abstained: None

Anna Cruz made a motion to adjourn the meeting, seconded by Anne Torre.

The meeting adjourned at 6:50 PM.

Respectfully submitted,  
Shawna Ebanks  
Acting Board Secretary