

MINUTES
RED BANK ZONING BOARD OF ADJUSTMENT
November 20, 2025

The Red Bank Zoning Board held a public meeting on Thursday, November 20, 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 6:36 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	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.

Resolution of Approval– Resolution of Approval: Z16231: 134 Leighton Avenue B 81 L 13.01

Motion: Approved as presented

Moved by: Vincent Light

Seconded by: Anne Torre

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

Nays: None

Abstained: Sharon Lee

Regular Meeting Minutes: October 16, 2025

Motion: Approved as presented

Moved by: Vincent Light

Seconded by: Eileen Hogan

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

Nays: None

Abstained: Sharon Lee

Executive Session Minutes: October 16, 2025

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

Z15870: 240 Shrewsbury Avenue B 73 L 11.02

The applicant has requested that the application be carried to January 15, 2026, and a new notice will be required.

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

Executive Session

Raymond Mass motioned to enter into executive session, which was seconded by Vincent Light. The Board entered into executive session at 6:50 PM to discuss litigation regarding the Outfront Media Billboard Use Variance Application.

Eileen Hogan motioned to adjourn the meeting, and Raymon Mass seconded.

Ayes: All in favor
Nays: None
Abstained: None

Respectfully submitted,
Shawna Ebanks
Acting Board Secretary