

MINUTES
RED BANK ZONING BOARD OF ADJUSTMENT
December 4, 2025

The Red Bank Zoning Board held a public meeting on Thursday, December 4, 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	Absent
Raymond Mass	Present	Anna Cruz	Present
Eileen Hogan	Absent	Amanda Califano	Absent
Ben Yuro	Present	Eugene Horowitz	Absent
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.

Regular Meeting Minutes: November 20, 2025

Motion: Approved as presented

Moved by: Vincent Light

Seconded by: Sharon Lee

Ayes: Anne Torre, Raymond Mass, Ben Yuro, Vincent Light, Sharon Lee, Chris Havens, and Anna Cruz

Nays: None

Abstained: None

Executive Session Minutes: November 20, 2025

Motion: Approved as presented

Moved by: Raymond Mass

Seconded by: Vincent Light

Ayes: Anne Torre, Raymond Mass, Ben Yuro, Vincent Light, Sharon Lee, Chris Havens, and Anna Cruz

Nays: None

Abstained: Sharon Lee

Executive Session

Vincent Light motioned to enter into executive session, which was seconded by Raymond Mass. The Board entered into executive session at 6:12 PM to discuss litigation regarding the Outfront Media Billboard Use Variance Application.

Raymond Mass motioned to adjourn the meeting, and Anna Cruz seconded.

Ayes: All in favor

Nays: None

Abstained: None

Respectfully submitted,
Shawna Ebanks
Acting Board Secretary