

**MINUTES**  
**RED BANK ZONING BOARD OF ADJUSTMENT**  
**January 15, 2025**

The Red Bank Zoning Board held a public meeting on Thursday, January 15, 2026, 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
Ray Mass	Present	Chris Havens	Present
Greg Fitzgerald	Present	Dorothy Cerulo	Present
Johnathan Gilday	Present	Eugene Horowitz	Present
Anna Cruz	Present	Rebecca Flynn	Absent
Vincent Light	Present		

Also present were Kevin Kennedy, Esq., Board Attorney; Jacqueline Dirmann, P.E., PP, Board Engineer; and Shawna Ebanks, Acting Board Secretary.

Chair Raymond 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.

Kevin Kennedy read the Oath of Office and swore in the following new and existing members to the Zoning Board:

<b><u>Member</u></b>	<b><u>Term Ends</u></b>
Greg Fitzgerald	2028
Johnathan Gilday	2029
Anna Cruz	2029
Eugene Horowitz	2026
Chris Havens	2027
Dorothy Cerulo	2027

**Reorganization of the Board:**

Members of the Board announced nominations for the following positions:

**1) Chairperson:**

Motion: Nomination for Raymond Mass as Chairperson.  
Moved By: Anne Torre  
Seconded By: Anna Cruz

Ayes: Anne Torre, Greg Fitzgerald, Johnathan Gilday, Anna Cruz, Vincent Light, Paul Cagno, Eugene Horowitz.

Nays: None

Abstain: None

**2) Vice Chair:**

Motion: Nomination for Anne Torre for Vice-Chair.

Moved By: Raymond Mass

Seconded By: Anna Cruz

Ayes: Raymond Mass, Greg Fitzgerald, Johnathan Gilday, Anna Cruz, Vincent Light, Paul Cagno, Eugene Horowitz

Nays: None

Abstain: None

**3) Board Secretary:**

Motion: Nomination for Shawna Ebanks as Acting Board Secretary.

Moved By: Anne Torre

Seconded By: Anna Cruz

Ayes: Anne Torre, Raymond Mass, Greg Fitzgerald, Johnathan Gilday, Anna Cruz, Vincent Light, Paul Cagno.

Nays: None

Abstain: None

**4) Board Attorney:**

Motion: Nomination for Kevin Kennedy as Board Attorney.

Moved By: Anna Cruz

Seconded By: Anne Torre

Ayes: Anne Torre, Raymond Mass, Greg Fitzgerald, Johnathan Gilday, Anna Cruz, Vincent Light, Paul Cagno.

Nays: None

Abstain: None

**5) Board Engineer:**

Motion: Nomination for Jacqueline Dirmann, P.E. (T&M Associates) as Board Engineer.

Moved By: Anne Torre

Seconded By: Vincent Light

Ayes: Anne Torre, Raymond Mass, Greg Fitzgerald, Johnathan Gilday, Anna Cruz, Vincent Light, Paul Cagno.

Nays: None

Abstain: None

**6) Official Newspaper**

Motion: Nomination for Asbury Park Press and Two River Times as the Board's

official newspapers.  
Moved By: Raymond Mass  
Seconded By: Anne Torre  
Ayes: Anne Torre, Raymond Mass, Greg Fitzgerald, Johnathan Gilday, Anna Cruz,  
Vincent Light, Paul Cagno.  
Nays: None  
Abstain: None

**7) Conflict Board Engineer**

Motion: Nomination for CME as Conflict Board Engineer.  
Moved By: Raymond Mass  
Seconded By: Anne Torre  
Ayes: Anne Torre, Raymond Mass, Greg Fitzgerald, Johnathan Gilday, Anna Cruz,  
Vincent Light, Paul Cagno.  
Nays: None  
Abstain: None

**8) Conflict Board Attorney**

Motion: Nomination for Marc Leckstein as Conflict Board Attorney.  
Moved By: Raymond Mass  
Seconded By: Vincent Light  
Ayes: Anne Torre, Raymond Mass, Greg Fitzgerald, Johnathan Gilday, Anna Cruz,  
Vincent Light, Paul Cagno.  
Nays: None  
Abstain: None

**9) 2026 Board Meeting Calendar**

Motion: Approve the 2026 meeting dates as presented.  
Moved By: Johnathan Gilday  
Seconded By: Raymond Mass  
Ayes: All in favor  
Nays: None  
Abstain: None

**Regular Meeting Minutes: December 5, 2025**

Motion: Approved as presented  
Moved by: Raymond Mass  
Seconded by: Anne Torre  
Ayes: Anne Torre, Raymond Mass, Anna Cruz, Vincent Light  
Nays: None  
Abstained: Jonathan Gilday, Greg Fitzgerald, Paul Cagno

**Executive Session Meeting Minutes: December 5, 2025**

Motion: Approved as presented  
Moved by: Raymond Mass  
Seconded by: Anna Cruz  
Ayes: Anne Torre, Raymond Mass, Anna Cruz, Vincent Light  
Nays: None  
Abstained: Jonathan Gilday, Greg Fitzgerald, Paul Cagno

**Resolution of Denial – Z14822: 187 Riverside Avenue; Block 4.01, Lots 1 & 2**

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

**Z16267: 191 Bridge Avenue; Block 75.03, Lot 44**

The applicant has requested that the application be carried to the February 5, 2026 meeting, and no new notice will be required.

Ayes: All in favor  
Nays: None  
Abstained: None

Raymond Mass motioned to adjourn the meeting, and Vincent Light seconded.

Ayes: All in favor  
Nays: None  
Abstained: None

The meeting adjourned at 7:15 PM.

Respectfully submitted,  
Shawna Ebanks  
Acting Board Secretary