

MINUTES
RED BANK ZONING BOARD OF ADJUSTMENT
February 5, 2026

The Red Bank Zoning Board held a public meeting on Thursday, February 5, 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 6:35 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, Board Engineer, 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 Appointment – Board Attorney

Motion: Approved as presented

Moved by: Anne Torre

Seconded by: Raymond Mass

Ayes: Anne Torre, Raymond Mass, Greg Fitzgerald, Johnathan Gilday, Paul Cagno, Anna Cruz, Eugene Horowitz

Nays: None

Abstained: None

Resolution of Appointment – Board Engineer

Motion: Approved as presented

Moved by: Anne Torre

Seconded by: Raymond Mass

Ayes: Anne Torre, Raymond Mass, Greg Fitzgerald, Johnathan Gilday, Paul Cagno, Anna Cruz, Eugene Horowitz

Nays: None

Abstained: None

Resolution of Appointment – Conflict Attorney

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

Resolution of Appointment – Conflict Engineer

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

Resolution of Approval– Resolution of Approval: Z15454: 196 Broad Street; Block 103, Lots 14 & 16

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

Regular Meeting Minutes: January 15, 2026

Motion: Approved with correction
Moved by: Anne Torre
Seconded by: Raymond Mass
Ayes: Anne Torre, Raymond Mass, Greg Fitzgerald, Johnathan Gilday, Paul Cagno, Anna Cruz, Eugene Horowitz
Nays: None
Abstained: None

Executive Session Minutes: January 15, 2026

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

Z16267: 191 Bridge Avenue; Block 75.03, Lot 44

Dan O'Hern, Esq., represented the applicant, 191 Bridge RB, LLC.

Shawna Ebanks, AICP, P.P., and Jacqueline Dirmann, P.E., were sworn in.

The following witness was sworn in for the presentation:

Paul Renaud, property owner

Joseph M. Donato, Jr., R.A - Joseph M. Donato

Kristin Shepherd, AICP, P.P – Cofone Planning Consulting Firm.

Exhibits A-1 to A-5 were marked and presented.

A-1 Intent to Proceed Application Package

A-2 Plans entitled, 'Proposed Addition / Alterations', prepared by Joseph M. Donato, Jr., R.A., of Joseph M. Donato, dated January 21, 2026, consisting of four (4) sheets.

A-3 Zoning Denial Letter dated August 19, 2025.

A-4 T&M Associates Second Review Memorandum dated February 5, 2026

A-5 Neighborhood Context Map

Dan O'Hern explained that the applicant proposes to make improvements to the property and convert the structure from a single-family to a two-family dwelling, which is not permitted in the zone. The home is currently a single-family, 2½-story structure with a detached garage. It was clarified that the plans were revised to remove a proposal for garage improvements. The garage will remain as is with cosmetic improvements.

Paul Renaud testified that he intends to live at the home as a permanent residence and use the other dwelling for optional rental. The current home is vacant. There would be two vehicles for the one unit. The interior of the house is gutted. The house will have a proposed addition to the rear. The driveway will not be expanded. It extends from the street to the garage, but it needs repairs. The shape and size will remain the same.

Joseph Donato provided professional architectural testimony about the project. The property is 50 feet wide and 150 feet deep. The lot is conforming in size and lot area. The property slopes down from the curb to the rear. There are two nonconforming setbacks: the front yard, where 30 feet is required, and the existing setback, which is 19.4 feet. The proposal is keep the existing front footprint and update the exterior while keeping the traditional colonial house appearance. In the rear of the building is a one-story structure that is nonconforming in the side yard, where 10 feet is required, and 5.4 feet exists. The rear structure is deteriorating, so the applicant proposes removing the entire portion and reconstructing it in accordance with the zone's side-yard setback requirements. The new setback will be 10.8, and a second-story addition will be constructed on top.

The existing two-car garage will remain one story, with no expansion; only aesthetic improvements.

The building needs to be repaired. The existing floor plan is laid out as a two-family. The one-story structure has a separate kitchen, bathroom, and one bedroom from the main house. In comparison, the main house has a porch, a living room, one bedroom on the first floor, and steps leading to two bedrooms on the second floor.

The proposal is to renovate the house, with the first floor featuring an entrance from Bridge Avenue, an office, an open area, a kitchen, a living room, a dining room, and one bedroom with a bathroom. The applicant will occupy this area. The basement will also have one bedroom. The second floor will be the second apartment with one bedroom.

There will be a deck at the back, new siding, roof, and windows.

There will be A/C units and a walkway on the exterior.

The two-car garage will remain, and there will be a total of five off-street parking spaces.

The lot is a larger lot for the zone where 3500 square feet is required, and the existing lot is 7500 square feet, which makes it suitable for a two-family dwelling.

The applicant is making the side-yard setback compliant, and the front-yard setback is preexisting.

The attic space will be used solely for storage in the second apartment; there will be no bathroom or living space.

The required lot coverage is 40%, and the proposed is 39.61 with the improvements to the walkway and rear deck.

The minimum floor area is 1,000 square feet, and the proposed floor area is 167,000 square feet. The minimum first-floor area is 700 square feet, and the first floor is 1085 square feet.

The A/C units will be 3 feet from the property line.

Fire rating, smoke detectors, and any code items will be up to date.

Chair Mass asked about the proposed work for the garage. Mr. Donato responded that it is most aesthetically pleasing with the roof replacement.

Shawna Ebanks asked about the reason for the new attic dormer, and Mr. Donato replied that it is to create space for the storage room; however, it does not exceed the requirements for a ½-story.

Johnathan Gilday asked about the expansion of the driveway and whether the gravel area exists, and Mr. Donato responded that it does not exist.

Mr. Gilday asked about the current drainage patterns and whether they will be maintained. Mr. Donato responded that the current leaders go into the ground and there will be no changes to install any tanks. Mr. Gilday was concerned about the gravel lot and the drainage issues.

Paul Cagno asked about the basement size and its layout. What is the egress and exit out of space? Mr. Donato responded that there is access from the kitchen on the first floor and an egress window well. There is no direct exit out of the basement.

Mr. Cagno asked how many two-family dwellings there were in the area, and Mr. Donato replied that the planner would explain it.

Mr. Cagno, if the materials presented in the plans are what will be used, and Mr. Renaud explained that the house will be gray with white windows. The windows will have dividers.

Mr. Renaud explained that there is an exit from the basement to the parking area via steps next to the deck. There are two means of egress.

Anna Cruz asked about the size of the basement egress window. Mr. Donato responded that it would be 3 feet by 4 feet so that someone can climb out of it.

Jacqueline Dirmann asked the applicant to show the building height on the revised plans, and to show the attic plans with the size.

Ms. Dirmann asks for clarification on the improvements to the walkway and driveway. Mr. Donato explained that the walkway leading to the existing illegal apartment will be removed, and the walkway to Bridge Avenue, leading to the front steps, will remain. There will be a walkway from the deck to the driveway. The walkway from the parking area to the garage would be gravel.

The A/C condenser will be screened.

The water service will be replaced.

The electricity will be upgraded from 60-amp to at least 100-amp service.

There will not be a second service line for the water and sewer.

No trees will be removed.

The applicant will consider separating the gas and electricity.

Kristen Sheppard provided professional planning testimony. Ms. Sheppard discussed the D1 use variance, which allows converting an existing single-family home into a two-family home. Since this is not a permitted use in this zone. The testimony addresses the positive and negative criteria, the Medici reconciliation, and the consistency with the master plan. The existing structure

already exhibits scale, massing, and vertical configurations typical of the multifamily residences along this portion of Bridge Avenue. This site is larger than some of the surrounding sites in this area. The use is particularly suited for the site. It can also adequately support off-street parking with this use. This adds one modest residential unit within an existing home. It is consistent with the surrounding two and three-family dwellings on Bridge Ave. It represents gentle infill rather than overdevelopment. This promotes adaptive reuse of existing housing stock. It supports sustainable land use by reinvesting in developed areas and reducing pressure for outward development. The proposed renovation will eliminate the existing nonconforming side yard setback. Bridge Avenue contains numerous homes that were originally built as single-family homes and are now legally operating as multifamily units of 2 to 3. 67% of homes within a one-mile radius have been converted from single-family to multifamily.

Mr. Cagno questioned whether there would be a hardship if the variance relief were not granted. Mr. O'Hern said that under the MLUL, it is not a hardship.

He asked whether this property had been used as a two-family in the past. Ms. Sheppard responded that they could not find that information.

Chris Havens commented that Bridge Avenue has been cut into pieces for decades, since it was once a great single-family house area. There's more owner-occupancy on Bridge Avenue now than 10 years ago. He added that this is a creative, owner-occupied improvement to the street and the immediate area.

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

Johnathan Gilday motioned to approve the application, and Eugene Horowitz seconded.

Ayes: Anne Torre, Raymond Mass, Greg Fitzgerald, Johnathan Gilday, Paul Cagno, Anna Cruz, Eugene Horowitz

Nays: None

Abstained: None

Z15787A: 232 South pearl Street; Block 76, Lot 20.02

Kevin Asadi represented the applicant, Jacob Morales.

Shawna Ebanks, AICP, P.P., and Jacqueline Dirmann, P.E., were sworn in.

The following witness was sworn in for the presentation:

Jacob Morales, property owner

Edward O'Neil, R.A, P.P – O'Neil Architecture and Planning, LLC

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

A-1 Intent to Proceed Application Package

A-2 Plans entitled "New Single-Family Residence for Jacob Morales" prepared by Edward W. O'Neill, Jr., R.A., of O'Neil Architecture & Planning, dated October 28, 2025, consisting of three (3) sheets.

A-3 Survey of Property prepared by David J. Johnson, P.L.S., of Morgan Engineering and Surveying, dated May 30, 2024, consisting of one (1) sheet.

A-4 T&M Associates Second Review Memorandum dated January 2, 2026

A-5 Resolution 2025-14 Denial of Z15787 232 South Pearl Street

A-6 OPRA Research of Single Homes Under 1600 square feet Constructed Since 2010

A-7 Letters to Adjacent Property Owners

A-8 Testimony Packet prepared by Edward O'Neil

Kevin Kennedy explained that the applicant appeared before the Board for the construction of a single-family home. The Board denied the application due to the overall mass and scope of the proposed development, particularly given the significantly undersized 2686-square-foot lot.

Kevin Asadi confirmed that letters were sent to the adjacent property owners in accordance with the Dallmeyer requirement.

Mr. Asadi explained that the lot is 27 feet wide and is intended for a single-family home. Given the hardship of the lot, the applicant revised their plans to allow 3-foot and 5-foot side-yard setbacks. The home's square footage was substantially reduced from the first application, where the proposed size was about 2100 square feet, to less than 1500 square feet.

He presented research on new single-family homes in the Borough constructed since 2010 and less than 1500 square feet.

Jacob Morales testified that the house was being built for his mother.

Edward O'Neil provided professional testimony in architecture and planning. The original house was 1875 square feet, and they reduced it to 1498 square feet. It still has 3 bedrooms and 2 1/2 bathrooms. They increased the setback from 3.3 feet to 5.1 feet and reduced the building height from 26 feet to 25 ½ feet. Lot coverage has been reduced from 32% to 28.7%. The rear yard setback has increased from 35 ½ feet to 37 feet. The basement and attic are unfinished. No off-street parking will be provided; however, at least 2 on-street parking spaces are available in front of the lot.

The Board asked that the house's setback match the existing houses, which created a front-yard setback variance. It allows the house to blend in more with the houses on Pearl Street. The additional green space will enhance the streetscape. The lot is too narrow to have a driveway on the side.

There is a small deck in the rear, and the condensers will also be there, with screening. There will be two a/c condensing units.

There are four variances: two are preexisting, and the side-yard setbacks are 3.3 feet and 5 feet. The first floor will have a living room, laundry room, half bathroom, kitchen, and pantry. The second floor has a master bedroom with a bathroom, two other bedrooms, and a bathroom in the hallway in the corner.

The attic is 184 square feet.

Mr. Kennedy asked about the neighbor and whether the applicant would agree to rearrange her steps. Mr. Asadi answered that they are still in agreement to adjust the stairs.

A motion was made by Anne Torre to confirm that the application is substantially different from the original and second by Eugen Horowitz.

Ayes: Anne Torre, Raymond Mass, Greg Fitzgerald, Johnathan Gilday, Paul Cagno, Anna Cruz, Paul Cagno, Eugene Horowitz

Nays: None

Abstained: None

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

Paul Cagno motioned to approve the application, and Anna Cruz seconded.

Ayes: Anne Torre, Raymond Mass, Greg Fitzgerald, Johnathan Gilday, Paul Cagno, Anna Cruz, Paul Cagno, Eugene Horowitz

Nays: None

Abstained: None

Raymond Mass motioned to adjourn the meeting, and Paul Cagno seconded.

Ayes: All in favor

Nays: None

Abstained: None

The meeting adjourned at 8:44 PM.

Respectfully submitted,
Shawna Ebanks
Acting Board Secretary