

MINUTES
RED BANK ZONING BOARD OF ADJUSTMENT
December 5, 2024

The Red Bank Zoning Board held a public meeting on Thursday, December 5, 2024, 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
Raymond Mass	Present	Anna Cruz	Absent
Eileen Hogan	Present	Amanda Califano	Present
Ben Yuro	Present	Eugene Horowitz	Present
Sharon Lee	Present	Chris Havens	Absent
Vincent Light	Present		

Also present were Kevin Kennedy, Esq., Board Attorney; Jacqueline Dirmann, P.E., P.P., Board Engineer; and Shawna Ebanks, P.P., AICP, Director of Community Development.

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, outside the council chambers, and on the front door of Borough Hall.

Regular Meeting Minutes- November 7, 2024

Motion: Approved as presented

Moved by: Raymond Mass

Seconded by: Vincent Light

Ayes: Anne Torre, Raymond Mass, Eileen Hogan, Ben Yuro, Sharon Lee, Vincent Light, Paul Cagno and Amanda Califano.

Nays: None

Abstained: None

Resolution of Approval – #PR15647: 9 Wharf Avenue, Block 9.01, Lot 23.01

Motion: Approved as presented

Moved by: Eileen Hogan

Seconded by: Vincent Light

Ayes: Anne Torre, Raymond Mass, Eileen Hogan, Ben Yuro, Sharon Lee, Vincent Light, and Amanda Califano.

Nays: None

Abstained: None

Resolution of Extension – # Z14322 173 Maple Avenue; Block 103, Lot 11

Motion: Approved as presented

Moved by: Raymond Mass

Seconded by: Anne Torre

Ayes: Anne Torre, Raymond Mass, Eileen Hogan, Ben Yuro, Sharon Lee, Vincent Light, Amanda Califano and Eugene Horowitz.

Nays: None

Abstained: None

P15454: 196 Broad Street; Block 103, Lots 14 & 16

Edward McKenna, Esq, represented the applicant 196 Broad, LLC.

Shawna Ebanks and Jacqueline Dirmann were sworn in.

Vincent Light recused himself from this application.

The following witnesses were sworn in for the presentation:

Frank Martarella III, AIA, N.C.A.R.B. - ThinkDesign Architecture and a member of 196 Broad, LLC.

Edward W. O'Neill, Jr., R.A., P.P. - O'Neil Architecture & Planning

Exhibits A-1 through A-9 were marked and presented.

A-1: Borough of Red Bank Department of Planning and Zoning Application.

A-2: Proposed Minor Subdivision Site Plan prepared by ThinkDesign Architecture, dated December 1, 2023, revised June 20, 2024, consisting of three (3) sheets.

A-3: Survey of Property prepared by David J. Von Steenburg of Morgan Engineering & Surveying, dated September 11, 2023 (incorporated into Minor Subdivision Plan referenced above).

A-4: Variance Response Letter prepared by Frank Martarella III, AIA, N.C.A.R.B., of ThinkDesign Architecture, dated July 2, 2024.

A-5: Response to First Engineering Review, prepared by Edward J. McKenna, Jr., dated October 10, 2024.

A-6: Response letter prepared by Frank Martarella II, AIA, NCARB, of ThinkDesign Architecture, dated November 22, 2024.

A-7: Survey of Property prepared by David J. Von Steenburg of Morgan Engineering & Surveying, dated March 29, 2024, (incorporated into Minor Subdivision Plan revised through June 20, 2024).

A-8: T&M's review memorandum letter dated December 5, 2024.

A-9: Rendering prepared by ThinkDesign Architecture, dated December 5, 2024.

Mr. McKenna stated that the applicant is seeking subdivision and site plan approval to subdivide the parcel containing Lots 14 and 16 into two separate lots, one for the existing building (Lot 14) and the other for the construction of a proposed two-story one-family dwelling (Lot 16).

Frank Martarella explained there was a revision of the plan to include a compliant ADA parking space. To make an 11-foot-wide parking spot, he needed to shift the seven parking spaces to the west. Additionally, the impervious area was also reduced.

Mr. McKenna commented that they met with the adjacent property owners to gather input on the proposed project.

Mr. Martarella detailed that full-length vegetation was added to the line of lot 16. The planting areas were increased to three feet wide to comply with the ordinance. The updated plans are also in compliance with the Shade Tree Commission. Mr. McKenna added that it was impossible to put a buffer along the rear of Lot 14, and therefore, the applicant asks for relief. The easement driveway area is 2,418 square feet. The applicant agrees to install a sign indicating the accessible parking space.

The applicant does not anticipate a traffic increase, and deliveries are not expected to happen.

The applicant agrees to remove the bamboo on the west side of the property. A light pole that prevents light spillage will be installed. The commercial structure will have motion-detection lighting. Repairs were done to the existing stairwell.

The commercial structure is currently occupied by a dental office composed of 3 employees, operating 20 hours per week.

Eileen Hogan asked if the single-family home could be built as designed. Mr. Martarella replied that it could, the floor plans and the design are the exact footprint and size of the house.

Eugene Horowitz asked if the house had been rotated as it appears to be on the plans provided. Mr. Martarella explained that the building is not perfectly parallel with the side of the property line, and the footprint of the building and orientation have not been changed or rotated from the previous submission.

Mr. Horowitz asked about the square footage of the proposed house. Mr. Martatella replied that the overall footprint of the building is 30 by 45 – 1,365 square feet. The proposed house is of the same scale and proportion as the houses in the area.

Isabelle Johnson, 56 Waverly Place, had concern about the impact on the traffic and the lack of parking spaces because it is a one-way street with the ability to park on one side only. Mr. McKenna replied that the governing body would have to address the issue. Mrs. Johnson asked if the applicant had a plan for the traffic and parking issue. Mr. Martarella replied that the proposed house is a one-family house with two-off-street parking spaces and that he can't guarantee that there will not be any traffic impact.

Vincent Light, 20 Waverly Place, asked if the proposed house could be a little smaller to address the setbacks and the planting buffer. Mr. Martarella replied that the width would be compliant if it were adjusted.

Edward O'Neill provided professional planning testimony. He explained that the applicant meets the proper density because it is a one-unit development. The traffic impact is expected to be minimal, if any. His professional opinion is that given the requirements of Municipal Land Use Law, he does not see this as an application where the negative criteria outweigh all the positive criteria for the zone.

Amanda Califano asked if setbacks are allowed to be combined to comply with the ordinance. Ms. Dirmann said that it can. Ms. Califano stated concerns about a potential buyer acquiring the property containing with the easement and not being able to build on it. Ms. Dirmann said the future buyer must follow the proposed setback. Mr. McKenna said that anybody who buys the house knows what they're getting into would know about the easement because the deed is record.

Mr. Horowitz had concerns about the size of the proposed house compared to other houses in the area. Ms. Johnson and Mr. Light commented that their houses are about 1350 square feet each. Mr. Light added that the single-family homes on Waverly Place are all small. The existing houses compared to the proposed house's size would be a four-family home.

Paul Cagno asked if the applicant agreed to reduce the proposed house to comply with the setback and planting buffer. Mr. Martarello said that he decided to reduce the footprint of the building from 30-foot to 25-foot width, making the proposed home 2,250 square feet, not including the basement.

Sharon Lee stated that a smaller house is more appropriate for the size lot.

Michael Harper, 15 Waverly Place, had concern about parking.

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

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

Ayes: Anne Torre, Raymond Mass, Eileen Hogan, Ben Yuro, Sharon Lee, Paul Cagno and Amanda Califano.

Nays: None

Raymond Mass motioned to adjourn the meeting, and Ben Yuro seconded.

Ayes: All in favor

Nays: None

Abstained: None

The meeting adjourned at 8:47 PM.

Respectfully submitted,
Aline Macatrao
Board Secretary