

MINUTES
RED BANK ZONING BOARD OF ADJUSTMENT
January 16, 2025

The Red Bank Zoning Board held a public meeting on Thursday, January 16, 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 6:30 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	Absent	Amanda Doremus	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., 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.

Resolution of Approval– P15454: 196 Broad Street, Block 103, Lots 14 & 16

Motion: Approved as presented
Moved by: Anne Torre
Seconded by: Ben Yuro
Ayes: All in favor
Nays: None
Abstained: Vincent Light

Resolution of Appointment – Board Attorney

Motion: Approved as presented
Moved by: Raymond Mass
Seconded by: Paul Cagno
Ayes: All in favor
Nays: None
Abstained: None

Resolution of Appointment – Board Engineer

Motion: Approved as presented
Moved by: Anne Torre

Seconded by: Raymond Mass
Ayes: All in favor
Nays: None
Abstained: None

Resolution of Appointment – Conflict Attorney

Motion: Approved as presented
Moved by: Raymond Mass
Seconded by: Ben Yuro
Ayes: All in favor
Nays: None
Abstained: None

Resolution of Appointment – Conflict Engineer

Motion: Approved as presented
Moved by: Raymond Mass
Seconded by: Ben Yuro
Ayes: All in favor
Nays: None
Abstained: None

Z15597: 103 E Front Street; Block 11, Lot 5

Tyler Zeberl, Esq, represented the applicant, Riverview Medical Center.

Exhibits B-1 to B-3 were marked and presented.

B-1: 01/02/25 meeting minutes/recording certification – Amanda Califano

B-2: 01/02/25 meeting minutes/recording certification – Anne Torre

B-3: 01/02/25 meeting minutes/recording certification – Paul Cagno

Vincent Light recused himself from this application.

Mr. Zeberl stated that the applicant would grant easement access to the Borough.

Sharon Lee asked the applicant to confirm that a new fence would be installed. Tyler Zeberl replied that the applicant agreed to install a 6-foot black chain link fence.

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

Sharon Lee motioned to approve the application, and Eugene Horowitz seconded.

Ayes: Anne Torre, Raymond Mass, Ben Yuro, Sharon Lee, Paul Cagno, Amanda Califano,
and Eugene Horowitz.
Nays: None
Abstained: Vincent Light

Z14809: 37-49 Riverside Avenue; Block 6, Lots 7, 8.02, 8.03, 9

The applicant has requested that the application be carried to a future date, and a new notice will be required.

Moved by: Raymond Mass

Seconded by: Anne Torre

Ayes: All in favor

Nays: None

Abstained: None

Raymond Mass motioned to adjourn the meeting, and Anne Torre seconded.

Ayes: All in favor

Nays: None

Abstained: None

The meeting adjourned at 6:43 PM.

Respectfully submitted,

Aline Macatrao

Board Secretary