

MINUTES
RED BANK ZONING BOARD OF ADJUSTMENT
May 21, 2026

The Red Bank Zoning Board held a public meeting on Thursday, May 21, 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 6:30 PM. A roll call showed the following members were in attendance:

Anne Torre	Present	Paul Cagno	Present
Raymond Mass	Present	Chris Havens	Present
Greg Fitzgerald	Absent	Dorothy Cerulo	Present
Johnathan Gilday	Present	Eugene Horowitz	Present
Anna Cruz	Present	Rebecca Flynn	-
Vincent Light	Present		

Also present were Kevin Kennedy, Esq., Board Attorney; and Sharleen Rodrigo, 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: April 16, 2026

Motion: Approved as presented

Moved by: Raymond Mass

Seconded by: Anne Torre

Ayes: Anne Torre, Raymond Mass, Johnathan Gilday, Anna Cruz, Vincent Light, Paul Cagno, Eugene Horowitz, Chris Havens, Dorothy Cerulo

Nays: None

Abstained: None

Resolution of Approval – P16362: 40 Riverside Avenue; Block 7, Lot 12.03

Motion: Approved as amended

Moved by: Vincent Light

Seconded by: Anna Cruz

Ayes: Raymond Mass, Johnathan Gilday, Anna Cruz, Vincent Light, Paul Cagno, Eugene Horowitz, Chris Havens, Dorothy Cerulo

Nays: None

Abstained: Anne Torre

Resolution of Approval – Z15133A: 273 Shrewsbury Avenue; Block 77, Lots 1, 2, 2.01, 3, 25.02

At the request of the applicant's attorney, the resolution was carried to June 4, 2026.

Z16087: 199 & 205 Broad Street; Block 105, Lots 15 & 16

At the request of the applicant's attorney, the application was carried to the June 18, 2026 meeting, and no new notice will be required.

Motion: Approved to carry to June 18, 2026

Moved by: Raymond Mass

Seconded by: Vincent Light

Ayes: All in favor

Nays: None

Abstained: None

Z16518: 195 Bridge Avenue; Block 75.03, Lot 45

Salvatore J. Alfieri, Esq., represented the applicant, Robyn Renaud.

Jacqueline Dirmann, P.E, Board Engineer; Shawna Ebanks, AICP, P.P were sworn in for the presentation.

The following witnesses were sworn in for the presentation:

Robyn Renaud - Applicant/Owner

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

Cristen Sheppard, AICP, P.P – Cofone Planning Consulting Firm.

The following exhibits were marked and presented:

A-1 Application Package

A-2 Architectural / Plot Plan, prepared by Joseph M. Donato, R.A., dated March 30, 2026, consisting of four (4) sheets.

A-3 Intent to Proceed

A-4 Disclosure of Ownership

A-5 Single Family Homeowner Communication Memo prepared by the applicant, dated April 3, 2026

A-6 T&M Associates Review Memorandum dated May 7, 2026

A-7 Planner Exhibit prepared by Cristen Sheppard

The applicant is seeking a D1 use variance to convert an existing single-family dwelling into a two-family dwelling.

Robyn Renaud provided testimony regarding the property and proposed project. Ms. Renaud confirmed the property was purchased in November 2025 and is currently unoccupied. She described the property as having been abandoned for approximately two years prior to her purchase, and in poor condition. She testified that her proposal maintains the existing building footprint with no additions to the front, rear, or sides. The first floor would serve as a one-bedroom rental unit with access to a back deck rebuilt within the same footprint, and the

second floor and attic would serve as a separate unit with two bedrooms. Exterior upgrades including new siding, porch repairs, deck repairs, and landscaping are planned. The driveway would remain at the same width with an expansion in the rear to accommodate parking.

Chair Mass asked whether Ms. Renaud intended to live in one of the units. Ms. Renaud confirmed she would occupy the two-bedroom upstairs unit.

Paul Cagno asked about the bathroom in the attic. Ms. Renaud confirmed she intends to add a bathroom in the attic accessible to the attic bedroom, in addition to a bathroom on the second floor, for a total of one and a half bathrooms in the owner's unit.

Joseph Donato provided professional architectural testimony. The existing structure is a two-and-a-half story farm style building with a basement currently accessible from the exterior and from the first floor. The first-floor unit, the rental unit, will be 807 square feet of livable space, consisting of a living room, one bedroom, one and a half bathrooms, kitchen, dining area, and access to a rebuilt rear deck of 8 feet by 11 feet 9 inches. The interior basement access from the first floor will be removed and replaced with exterior-only access from the driveway side, reserved for the owner. The second floor and attic will serve as the owner's unit, also 807 square feet on the second floor, with a habitable attic of approximately 265 square feet - just below the permitted one-third of the floor below threshold - containing one additional bedroom and one bathroom. In total, the proposal reduces the existing four bedrooms to three across the two units.

The building envelope will not change. No additions to the front, rear, or sides are proposed. The building will receive new siding, roofing, and windows. The entire structure will be upgraded to current fire rating, smoke detector, and electrical standards, with separate utility meters for each unit.

Regarding the site plan, Mr. Donato testified that the existing non-conformities - a front yard setback of 19 feet where 30 feet is required, and a right side yard setback of 6.5 feet where 10 feet is required - are pre-existing and not being exacerbated by this application. All other dimensional standards are met, including a rear yard of 88.5 feet, building height of 29 feet 4 inches, and lot coverage of 33.04%, well below the 40% maximum. Mr. Donato confirmed that AC units will be located in the rear to comply with the ordinance and that any fencing requiring replacement will be replaced in compliance with town requirements.

The proposed garage will be 484 square feet, one story, located 6 feet from the side property line and 38 feet from the rear property line, providing two parking spaces inside the garage and two additional spaces in the gravel driveway area, for a total of four off-street parking spaces. Mr. Donato confirmed that while the proposed garage is larger than the existing one-car garage, the project remains well below the 40% lot coverage maximum.

Mr. Donato testified that both units share a common vestibule under the front covered porch, with separate interior doors leading to each unit. The first floor rental unit will have one

bedroom and one and a half bathrooms. The owner's unit on the second floor and attic will have two bedrooms and two full bathrooms, one on the second floor and one in the attic. Gravel pathways will provide walking access to the rear of the property.

Mr. Donato also addressed the use of the attic as habitable space, confirming that as a two-and-a-half story building, the code permits egress within the unit without the need for a fire escape. Interconnected smoke detectors and alarms will be installed throughout.

Paul Cagno raised concerns regarding the adequacy of on-site parking, noting that with up to five or six adults potentially living on the premises across both units, the four proposed spaces may be insufficient and could result in street parking. Mr. Donato and Mr. Alfieri responded that the site can accommodate up to five parking spaces given the size of the lot, and that the driveway expansion proposed in the plans increases the rear gravel area to improve access. Mr. Alfieri stated the applicant's intention is to keep all parking on site.

Chair Mass noted the absence of a garage rendering and expressed a desire to see a drawing of the garage and parking area, including turning movements. Mr. Alfieri acknowledged the comment and indicated the applicant was prepared to address it.

Eugene Horowitz asked Ms. Ebanks whether the RB zone has a minimum habitable floor area standard. Ms. Ebanks clarified that the zone is silent on unit size as it only permits single-family uses. Jacqueline Dirmann and Ms. Ebanks further clarified that for the RB-2 zone, the minimum gross habitable floor area for a two-family two-story dwelling is 1,400 square feet with at least 800 square feet of ground floor area, and that the proposed first floor of 807 square feet meets that threshold.

Eugene Horowitz asked whether the proposed garage is the same footprint as the existing garage. Mr. Donato confirmed the proposed two-car garage is larger than the existing one-car garage and that the project remains well below the 40% lot coverage maximum.

Chris Havens asked about the setback from Cedar Crossing behind the property. Mr. Donato confirmed the garage is proposed at 38 feet from the rear property line, with room to push it further back if needed while remaining within setback requirements.

Eugene Horowitz asked whether the garage would have water or gas. Mr. Donato confirmed no water or gas, but confirmed electricity for a garage door opener tied into the owner's meter.

Cristen Sheppard provided professional planning testimony. Ms. Sheppard testified that the applicant is seeking D1 use variance relief, as a two-family dwelling is not a permitted use in the RB zone, and that no existing non-conformities are being exacerbated. Ms. Sheppard testified that the positive criteria are satisfied based on the site's particular suitability, the property is on a larger lot, maintains the scale and appearance of a single-family home, and the proposal represents adaptive reuse of existing housing stock consistent with the Borough's master plan goals for reinvestment in older buildings.

Regarding the negative criteria, Ms. Sheppard testified that the proposal presents no substantial detriment to the public good and noted that within 0.1 miles north of the site, 67% of homes are legally two- or three-family structures.

Paul Cagno asked Ms. Sheppard about the 2023 master plan, referencing page 133 which states that the primary objective of the RB zone is to preserve and retain the single-family residential context, and asked what distinguishes this property from others in the zone. Chris Havens noted that the economics of rehabilitating large older homes on Bridge Avenue make a two-family conversion a reasonable outcome. Mr. Cagno acknowledged the perspective but noted that permitting two-family uses in the area would be more appropriately addressed through a Borough Council ordinance amendment.

Ms. Sheppard concluded with the Medici reconciliation of omission, testifying that the omission of two-family dwellings from the RB zone was not intentional but reflects the fact that the ordinance has not yet caught up with the existing character of Bridge Avenue. She noted that the master plan itself recommends the Borough consider formalizing this through a conditional use amendment, and that in her professional opinion the variance relief can be granted without substantial detriment to the public good or adverse impact on the zone plan.

Anne Torre asked Ms. Renaud whether she had heard from any neighbors regarding the project. Ms. Renaud confirmed she has received positive feedback from neighbors, noting that the community has been supportive of her presence and efforts to improve the property. She added that she has been in contact with the Historical Preservation Society regarding her intent to preserve the home's 1920s character, including the front porch.

Johnathan Gilday asked about the affordable housing development fee applicable to a D1 use variance. Shawna Ebanks clarified that a recent ordinance amendment implementing the Fair Housing Act now requires a 6% developer fee applicable to D1 variance applications, calculated on assessed value at the time of construction permits. The applicant confirmed willingness to comply with any required fee.

Following the close of testimony, Mr. Alfieri advised the board that the applicant would return with revised plans addressing the parking layout, turning radius, garage rendering, and the engineer's technical comments in the TNM review letter. He requested the matter be carried to the June 4, 2026 meeting, without the need for further public notice.

A motion was made by Raymond Mass and seconded by Vincent Light to carry the application to June 4, 2026 without the need for further public notice

Ayes: Anne Torre, Raymond Mass, Johnathan Gilday, Anna Cruz, Vincent Light, Paul Cagno, Eugene Horowitz, Chris Havens, Dorothy Cerulo

Nays: None

Abstained: None

Anne Torre motioned to adjourn the meeting, and Jonathan Gilday seconded.

Ayes: All in favor

Nays: None

Abstained: None

The meeting adjourned at approximately 7:58 PM.

Respectfully submitted,

Sharleen Rodrigo

Zoning Board Secretary