

MINUTES
RED BANK ZONING BOARD OF ADJUSTMENT
February 6, 2025

The Red Bank Zoning Board held a public meeting on Thursday, February 6, 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, 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 Appointment: Acting Board Secretary

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

Regular Meeting Minutes: January 2, 2025

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

Regular Meeting Minutes: January 16, 2025

Motion: Approved as presented
Moved by: Raymond Mass

Seconded by: Paul Cagno
Ayes: All in favor
Nays: None
Abstained: None

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

John Anderson, Esq, represented the applicant, Inclusion Pathways, LLC.

Shawna Ebanks was sworn in.

The following witness was sworn in for the presentation:
Antonio Scalise, AIA – Parallel Architectural Group

Exhibits A-1 to A-6 were marked and presented.

A-1 Denial of Development Permit dated November 25, 2024

A-2 Intent to Proceed dated November 25, 2024

A-3 Plans Titled: Exterior Signage and Façade Finishers for Inclusion Pathways, 62 White Street, Red Bank, NJ, Block 30, Lot 46; prepared by Antonio Scalise, AIA, consisting of two (2) sheets, dated November 12, 2024.

A-4 Narrative of Proposed Plans

A-5 Planning Review Memo, prepared by Shawna Ebanks, PP, AICP, dated January 31, 2025

A-6 Revised Sign Plans

John Anderson explained that the applicant seeks a bulk variance for new signage at 62 White Street. The applicant received approval for the site plan and parking variance from the Planning Board in 2023. The applicant now proposes to install a small blade sign at the lower right corner of the front façade, which complies with the ordinance. Two wall signs will also be installed on the 1st and 2nd floor elevations. The two signs will be within the maximum square footage of 80 square feet combined. The upper sign will be outside of the signable area.

Antonio Scalise provided architectural testimony on the design of the three signs. He described the sign's location and how it differs from the previous signage of the past tenants. The building has a flat façade and is painted off-white. The new sign will add some architectural details to the exterior. The larger sign for the second floor will be illuminated exteriorly by gooseneck lights. The signs for the 1st floor will not be illuminated. The applicant also plans to install window signage in the storefront windows, which will comply with the 20% coverage zoning requirements. The two wall signs improve the façade's look and are not a detriment to the surrounding area. The prominence of the signs being slightly higher makes it easier for the business to be recognizable from the parking lot. Being situated on White Street is different from what is done on Broad Street.

Board members Mass and Torre asked about the color and design of the proposed signage, which will be blueish green. The sign will be turned off from 10 PM to 7 AM.

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

Anne Torre motioned to approve the application, and Vincent Light seconded.

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

Nays: None

Abstained: None

The meeting adjourned at 7:32 PM.

Respectfully submitted,
Shawna Ebanks
Acting Board Secretary