

MINUTES
RED BANK ZONING BOARD OF ADJUSTMENT
February 20, 2025

The Red Bank Zoning Board held a public meeting on Thursday, February 20, 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	Present	Amanda Califano	Absent
Ben Yuro	Present	Eugene Horowitz	Present
Sharon Lee	Present	Chris Havens	Present
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, outside the council chambers, and on the front door of Borough Hall.

Regular Meeting Minutes: February 6, 2025

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

Resolution of Approval: Z15597: 103 E Front Street

Motion: Approved as presented
Moved by: Ben Yuro
Seconded by: Anne Torre
Ayes: Anne Torre, Raymond Mass, Ben Yuro, Sharon Lee, Paul Cagno, Anna Cruz, Eugene Horowitz
Nays: None
Abstained: Eileen Hogan and Vincent Light

Resolution of Approval: Z15597: 103 E Front Street

Motion: Approved as presented

Moved by: Ben Yuro

Seconded by: Anne Torre

Ayes: Anne Torre, Raymond Mass, Ben Yuro, Sharon Lee, Paul Cagno, Anna Cruz, Eugene Horowitz; Eileen Hogan and Vincent Light

Nays: None

Abstained: None

Z15977: 211 Shrewsbury Avenue; Block 74, Lot 7.02

Edward McKenna, Esq., represented the Parker Health Center, Inc. applicant.

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

The following witness was sworn in for the presentation:

Edward O'Neil, R.A, P.P – S.O.M.E Architects, P.C

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

A-1 Application Package

A-2 Denial of Development Permit dated December 11, 2024

A-3 Intent to Proceed dated December 17, 2024

A-4 Plans Titled: Parker Family Center Sign Application, 211 Shrewsbury Avenue, Red Bank, NJ 07701, 211 Shrewsbury Avenue, Red Bank, NJ, Block 74, Lot 7.02; prepared by Edward O'Neil, AIA, consisting of two (2) sheets, dated November 22, 2024.

A-5 Planning Review Memorandum, prepared by Shawna Ebanks, P.P. AICP, dated February 19, 2025

Edward McKenna explained that the applicant is requesting relief from the Board for two new signs at Park Health Center. There are two variances: one for having two signs on the same wall and the other for being located outside of the signable area.

Edward O'Neil provided professional architectural and planning testimony for the application. He reminded the Board that the application was approved for the expansion of the building. He also stated that the proposed signage would not be permitted due to a change in the boundaries of the RB zone, which included the subject site. One of the proposed signs is the name of a major donor to the center who helped to fund the expansion of the building. The second sign is the health center's name, which will replace the front sign. The purpose of the second sign location is to be visible from the street to traffic going north and south on Shrewsbury Avenue. Both signs will not be illuminated. The sign is not an advertisement sign. The size of the sign is appropriate for the scale of the building.

The donor sign is smaller than the sign naming the center. It is individual letters against the building background.

Chair Mass asked for clarification on whether either sign would be lit, and Mr. O'Neil confirmed that they would not be illuminated since there are no electrical connections on the exterior of the building.

Shawna Ebanks asked whether another sign should be placed on the canopy above the entrance door, as depicted in the plan rendering. Mr. O'Neil answered no. The other sign would be more visible, so the applicant decided against it.

Mr. Kennedy reiterated the conditions of the application, and the applicant agreed to all conditions. The typical sign conditions would be compliance with all the promise commitments and representations that the team made throughout the public hearing and compliance with the Planning Review Memorandum. Additionally, compliance with affordable housing regulations if any. Also, applicants shall receive approval from outside agencies. The approval will be for 24 months. No third-party advertising, no interchangeable copy, electronic features, etcetera. Both signs will be one color, along with their logo.

Chair Mass 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

P15895: 204 Shrewsbury Avenue; Block 73, Lots 11.01, 11.02, 11.03

Edward Mckenna, Esq., represented the applicant, Samarth RB, LLC.

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

The following witness was sworn in for the presentation:

Edward O'Neil, R.A, P.P – S.O.M.E Architects, P.C

Andrew Stockton, P.E., P.L.S – Eastern Civil Engineering

John McCormick, P.E. P.T.O.E – Dynamic Traffic

Exhibits A-1 to A-12 were marked and presented.

A-1 Application Package

A-2 Plan entitled "Minor Site Plan for Spruce Liquors," prepared by Andrew R. Stockton, P.E., P.L.S., of Eastern Civil Engineering, LLC, dated September 10, 2024, consisting of three (3) sheets.

A-3 Topographic Survey prepared by Andrew R. Stockton, P.E., P.L.S., of Eastern Civil Engineering, LLC, dated September 10, 2024.

A-4 Architectural Plans prepared by Edward W. O'Neill, Jr., R.A., of O'Neill Architecture + Planning, LLC, dated June 13, 2024, consisting of two (2) sheets.

A-5 Traffic Impact Study, prepared by John McCormack, P.E., P.T.O.E., and Andy Jafolla, P.E., P.T.O.E., of Dynamic Traffic, dated November 12, 2024.

A-6 Letter of Denial, prepared by Shawna Ebanks, Zoning Officer of the Borough of Red Bank, dated October 3, 2024.

A-7 Intent to Proceed dated November 12, 2024.

A-8 Disclosure of Ownership.

A-9 Property Owner Certification dated July 17, 2024.

A-10 Land Development Escrow Agreement.

A-11 Certification of Taxes, prepared by Ashlesha Deshpande, Tax & Utility Collector, of the Borough of Red Bank, dated July 17, 2024.

A-12 T&M Associates Review Memorandum dated February 14, 2025

A-13 Color rendering of the site plan dated September 10, 2024, prepared by Andrew Stockton.

Edward McKenna explained that the applicant requested relief from the Board for converting a garage into a liquor store. The liquor store is across the street from the subject site and has been in business for over 30 years. The current owners have owned the business for five years. The applicant wants to move to a more prominent location: the vacant garage. The subject site has been vacant for 5-6 years. The subject site is in the NB zone and is a neighborhood business. The liquor store is permitted in the zone; however, the store's square footage is limited. The applicant is looking to bifurcate the application for the use variance approval before they receive the site plan and bulk variance relief for the site plan.

Edward O'Neil provided professional testimony on the architectural improvements to the existing structure and planning testimony. There is no additional square footage in the buildings. The primary scope of the architectural work is to add three doors: one for storage and two from each side of the building. Additional interior improvements include a bathroom, office, janitor's closet, ice room, and renovations. The existing space is 3,716 square feet. A ramp will be installed for the building code.

The applicant is providing 16 spaces where 15 spaces are required. They are eliminating curb cuts on Shrewsbury Avenue, which would increase the number of street parking spaces by two and three.

The existing back doors will be utilized for deliveries. The other two back doors will be closed off.

Paul Cagno asked whether the existing nonconforming uses and properties received variances, and Mr. O'Neil confirmed that they did.

The exterior has minimal changes because the owner has recently made improvements.

Ann Torre asked about the landscaping plan. Mr. O'Neil and Mr. McKenna stated that the plan was very minimal. The county has a sightline issue that concerns the amount of landscaping at the corner.

Eileen Hogan asked if the site needed remediation. Mr. McKenna replied no.

Chris Havens mentioned a row of shrubbery between the site and the house on Catherine Street.

Mr. Havens also commented that the existing business is a good neighbor and has maintained its existing property.

Sharon Lee commented that a super liquor store would not be a good use for the site. It is not a family-friendly business. Mr. McKenna mentioned that the only other proposal for that site was a cannabis business. The property owner struggled with finding a tenant. Ms. Lee also added that the Parker Health Center is next door and treats patients who struggle with alcohol issues.

Ben Yuro wants to see a business operate that site since he lives on Catherine Street. The site should be designed to look more welcoming, and the applicant should prevent loitering.

Chair Mass commented that there are many cars parked on the lot that are not associated with the building.

Mr. Cagno agreed with Ms. Lee that the site is unsuitable because it abuts a residential neighborhood. The lot should be subdivided so that another use can go in.

Ms. Torre commented that a higher use can be placed at the site. There is a lot of space used for parking.

Two signs will be placed on the building, which will require a variance.

Ms. Hogan requested a rendering showing the building.

Mr. O'Neil provided additional information on the storefront windows and the signage.

Jacqueline Dirmann asked about the awning above the entrance projection into the parking lot. She recommended that the applicant remove it to avoid any obstructions.

Shawna Ebanks commented about the window posters in the storefront and if the applicant plans to have the same type of display at the new storefront. Mr. McKenna commented that the issue will be discussed with applicants. Ms. Ebanks asked about limiting the neon sign in the storefront window.

Andrew Stockton provides professional engineering testimony. The project site is on three lots. Four existing curb cuts are on Shrewsbury Avenue and Catherine Street. Seven parking spaces are proposed at the back of the building and nine parking spaces in the front along Shrewsbury Avenue. One will be an ADA space. The two curb cuts and driveway aprons will be removed on Shrewsbury Avenue. The parking lot will be restriped. A small trash enclosure will be placed in the back of the property.

Chair Mass asked how far the parking space would be from the sidewalk on Shrewsbury. Mr. Stockton answered that it would be placed next to the sidewalk. The bumper blocks will be placed to prevent cars from entering the sidewalk. Chair Mass asked if they could be placed against the building. Mr. Stockton said that the configuration would impact the circulation. Also, the number of parking spaces will decrease from seven spaces in the front to three spaces. Ms. Dirmann added that the layout is an issue with the sight triangle and the required landscaping.

John McCormick provided professional traffic testimony. He mentioned that access to the site has been challenging. He believes the site can operate with half the parking. However, the applicant was trying to conform to the Borough's ordinance. The removal of access advances the county's county's plan for Shrewsbury Avenue, but the parking lot in the front, the bumper stops, and the minimal sidewalk do not. Eliminating the front parking would advance the county's and the Borough's goals, such as improvements to Shrewsbury Avenue. The one-way drive aisle on Catherine should remain to make it easier for deliveries. It will be a one-way loop from the back to the front. The ADA space will remain in the front next to the entrance.

Chair Mass asked that the applicant return with a different layout.

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

Anne Torre motioned to approve using the site as a liquor store, and Eileen Hogan seconded.

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

Nays: Sharon Lee and Paul Cagno

Abstained: None

The meeting adjourned at 8:30 PM.

Respectfully submitted,

Shawna Ebanks

Acting Board Secretary