

MINUTES
RED BANK ZONING BOARD OF ADJUSTMENT
January 17, 2019

The Red Bank Zoning Board held its regularly scheduled meeting on Thursday, January 17, 2019 in the Municipal building, first floor Council Chambers, 90 Monmouth Street, Red Bank, New Jersey.

A workshop meeting was held at 6:00pm. The following members were in attendance: Lauren Nicosia, Eileen Hogan, Christine Irwin, Sean Murphy, Anne Torre, Richard Angowski, Stephanie Albanese and Matt Anderson. Also present were Glenn Carter, PP, Director of Planning/Zoning, Kevin Kennedy, Esq., Board Attorney and Dina Anastasio, Board Secretary. At the workshop meeting the Board discussed the evening's agenda.

Board Chair Lauren Nicosia called the meeting to order at 6:30pm. She announced that notice of the meeting was mailed to the Asbury Park Press and the Two River Times; was filed with the Borough Clerk; and posted on the Municipal Bulletin board. A roll call showed the same members in attendance.

The Board saluted the flag and opened the meeting to the public for non-agenda items of which there were none.

Administrative Matters:

A motion was made by Sean Murphy, seconded by Anne Torre to approve the minutes of the January 3, 2019 meeting. Ayes: Lauren Nicosia, Eileen Hogan, Christine Irwin, Richard Angowski, Sean Murphy and Anne Torre.

A motion was made by Anne Torre, seconded by Eileen Hogan to approve the Resolution for Orrie Schulman. Ayes: Lauren Nicosia, Eileen Hogan, Christine Irwin, Richard Angowski, Sean Murphy and Anne Torre. Nays: none.

A motion was made by Sean Murphy, seconded by Anne Torre to approve the Resolution for David Popkin. Ayes: Richard Angowski, Sean Murphy, Anne Torre and Stephanie Albanese. Nays: none.

A motion was made by Sean Murphy, seconded by Richard Angowski to approve the Resolution for the Annual Report. Ayes: Lauren Nicosia, Eileen Hogan, Christine Irwin, Richard Angowski, Sean Murphy, Anne Torre and Stephanie Albanese. Nays: none.

Public Hearings:

Shamsky Monkey Trust, 20 Alston Court, Block 13, Lot 29. Z12996

The applicant was represented by Rick Brodsky, Esq. Glenn Carter was sworn.

The following exhibits were entered: A-1; Review Letter by Glenn Carter dated 11/7/18: A-2; Zoning Package: A-3; Photos taken by applicant: A-4; DPA: A-5; Disclosure of Ownership: A-6; Intent to Proceed: A-7; Correspondence from William Cohen to Dina Anastasio dated 10/21/18:

A-8; Site Plan prepared by Edgewater Pools dated 9/10/18: A-9; Denial dated 9/11/18: A-10; CAFRA Plan prepared by Thomas Santry dated 11/15/18: A-11; Survey prepared by Thomas Santry dated 3/1/18: A-12; Prior Resolution of Approval granted to Arthur and Leslie Parent dated 9/20/01 adopted 10/4/01 for this property: A-13; Artist Rendering of the proposed changes.

Mr. Brodsky stated the owners of the property are John and Tracy Stewart and Art Shamsky. There were no conflicts noted. This application is to expand the existing cabana to 482 square feet. It will include a bathroom, seating area with a gas fireplace and a deck. The original approval for the pool area was obtained from the prior property owner from the Zoning Board, thus making this application expansion of a non-conforming use, so the Zoning Board retains jurisdiction.

The existing pool will be replaced with the same size pool as is currently there and will include a Jacuzzi and fire pit.

William Cohen, Architect, was sworn and accepted as an expert witness. He explained the existing cabana is about 13 ½ square feet. The proposed size will be about 22.7 square feet. The plan will keep the continuity. The existing hip roof will be replaced with a continuous roof deck. There will be no detriment to the neighbors.

There is an existing border between this and the neighbor's property, which includes 20-foot high trees and a fence on each side of the tree-line.

Sean Murphy confirmed there were no concerns with the neighbors. Mr. Brodsky explained the neighbor had viewed the plans and had no issues.

The following variances are required: height variance for the cabana; 16.0 feet permitted, 16.6 proposed: placement of the pool equipment is required to be 10 feet off the property line and they are proposing to place it in the basement of the cabana, which would only be 8 feet off the property line. It will be 100% concealed. They also requested a variance for the distance of the cabana from the main house, but this will not be required, as after the actual calculations were completed, they comply with the guidelines. It was also noted that this property owner also owns the neighboring property.

The public portion was closed.

A motion was made by Sean Murphy, seconded by Eileen Hogan to approve the application.

Ayes: Lauren Nicosia, Eileen Hogan, Christine Irwin, Richard Angowski, Sean Murphy, Anne Torre and Stephanie Albanese. Nays: none.

A motion was made by Sean Murphy, seconded by Eileen Hogan to approve the Resolution for this application. Ayes: Lauren Nicosia, Eileen Hogan, Christine Irwin, Richard Angowski, Sean Murphy, Anne Torre and Stephanie Albanese. Nays: none.

Kevin Kennedy stated the approval will not change the density, ingress/egress, principal structure or the use of the site: is visually appealing, de minimus in nature, the pool equipment is better placed inside and the use is permitted.

On a motion made by Anne Torre and seconded by Sean Murphy, the meeting was adjourned at 7:00pm.

Respectfully Submitted,

Dina Anastasio, Secretary, Red Bank Zoning Board of Adjustment