

MINUTES
RED BANK ZONING BOARD OF ADJUSTMENT
August 15, 2019

The Red Bank Zoning Board held its regularly scheduled meeting on Thursday, August 15, 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, Anne Torre and Kellen Murphy. Also present were Glenn Carter, Director of Planning and Zoning, Kevin Kennedy, Esq., Board Attorney and Dina Anastasio, Board Secretary. At the workshop meeting the Board discussed the evening's agenda.

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 Eileen Hogan, seconded by Anne Torre to approve the minutes of the June 20, 2019 meeting. Ayes: Lauren Nicosia, Eileen Hogan, Christine Irwin and Anne Torre. Nays: none.

A motion was made by Christine Irwin, seconded by Anne Torre to accept the withdrawal without prejudice for the application of 390 Red Bank, LLC. (Dunkin Donuts). Ayes: Eileen Hogan, Christine Irwin, Anne Torre and Kellen Murphy. Abstain: Lauren Nicosia. Nays: none.

Public Hearings:

James and Marie Collins, 51 Windward Way, Block 54.01, Lot 6, Z13381

Glenn Carter was sworn. James and Marie Collins, property owners, were also sworn.

The following Exhibits were entered: A-1; DPA: A-2; Denial Letter: A-3; Disclosure of Ownership: A-4; Property Survey prepared by Morgan Engineering dated 6/21/18: A-5; Photos taken by Glenn Carter dated 7/30/19: A-6; Handwritten Plan Details.

Kevin Kennedy clarified the details of the application to enlarge the existing deck. Currently the uncovered deck measures 9 X 8 ½ feet and is elevated with 2-3 steps. The proposed finished deck will measure 20 X 15 feet and have the same elevation. The homeowner association has approved the proposal. The required variances were reviewed.

Marie Collins explained how you cannot reasonably put a table and chairs on the existing deck. The proposed deck will make the deck more functional, the site can accommodate the enlarged deck and the neighbors are supportive.

There were no questions from the public.

A motion was made by Eileen Hogan, seconded by Christine Irwin to approve the application. Ayes: Lauren Nicosia, Eileen Hogan, Christine Irwin, Anne Torre and Kellen Murphy. Nays: none.

Kevin Kennedy reviewed the variances required and stated some of the standard conditions of approval, including obtaining permits within 24 months of the adoption of the Resolution.

Dina McHeffey, 35 Harris Park, Block 13, Lot 17, Z13286

Glenn Carter was sworn. Dina McHeffey, property owner and Charles Goodhue, Builder, were sworn.

The following Exhibits were entered: A-1; DPA: A-2; Denial Letter: A-3; Revised DPA: A-4; Architectural Plans prepared by Charles Goodhue dated 4/21/19: A-5; Partial Copy of Property Survey: A-6; Photos taken by Glenn Carter dated 7/30/19.

Kevin Kennedy clarified the application. Ms. McHeffey has owned the single family dwelling since February 2019. The application involves replacing the roof of the existing garage with an elevated roof. The height has been reduced to comply with the guidelines.

Glenn Carter confirmed the necessity of the application to the Board is due to the current garage being a non-conforming structure. There is no living space proposed. The neighbors are ok with the plan. The only utility proposed is electric.

There were no questions from the public.

A motion was made by Anne Torre, seconded by Christine Irwin to approve the application. Ayes: Lauren Nicosia, Eileen Hogan, Christine Irwin, Anne Torre and Kellen Murphy. Nays: none. Kevin Kennedy reviewed the variances required and stated some of the standard conditions of approval, including obtaining permits within 24 months of the adoption of the Resolution.

Edge Builders, LLC., 31 Worthley Street, Block 15.01, Lot 30, Z13392

Glenn Carter was sworn. The applicant was represented by Catherine Kim, Esq.

James Monteforte, Architect, was sworn and accepted as an expert witness.

The follow Exhibits were entered: A-1: DPA and Letter of Denial: A-2: Survey prepared by Peter Bennett III revised 7/3/19: A-3; Plans prepared by James Monteforte dated 7/9/19 (3 sheets): A-4: Review Letter issued by Glenn Carter dated 8/5/19: A-5; Photos taken by Glenn Carter dated 7/30/19: A-6; Colorized Illustrated Plans prepared by James Monteforte dated 8/15/19 (2 pages).

The Disclosure of Ownership indicated Peter Chedid as 100% owner of Edge Builders. Len Rubenstein, project manager for Edge Builders clarified he will reside with his family in the house and will assume ownership.

Mr. Monteforte explained the application to put an addition onto an existing 2-story, single family dwelling. Currently the house is 1,707 square feet and they are proposing a 1 story breezeway with a bedroom area to connect to a 2-car garage. They are also adding covered porches. The existing house is uninhabitable and they are not sure how much will actually have to be demolished. Once they begin, they will be able to confirm if the dwelling must be taken down to the foundation.

They are proposing a room over the garage for Mr. Rubenstein to retreat to and would like to have a ½ bath there. There will be no other living space in this area.

Patrick Carragher, 18 Worthley Street, was sworn. He explained the existing house is an eyesore and likes this fabulous plan.

There were no further questions from the public.

Glenn Carter clarified the details of the plan and reiterated the requirement in the Resolution regarding the amount of tear down should be flexible, as the applicant is uncertain at this time how much will have to come down. The project will also be subject grading and drainage review by the Borough Engineer, a landscape plan must be submitted for review; and only a ½ bath is permitted in the area above the garage in this single family dwelling.

A motion was made by Eileen Hogan, seconded by Christine Irwin to approve the application. Ayes: Lauren Nicosia, Eileen Hogan, Christine Irwin, Anne Torre and Kellen Murphy. Nays: none.

On a motion made by Anne Torre and seconded by Christine Irwin, the meeting was adjourned at 7:05pm.

Respectfully Submitted,
Dina Anastasio, Secretary Red Bank Zoning Board of Adjustment