

MINUTES
RED BANK BOARD OF ADJUSTMENT
April 15, 2021

The Red Bank Zoning Board held a Zoning Board of Adjustment meeting on Thursday April 15, 2021 at 6:30 pm, via Zoom in the Municipal building, first floor Council Chambers, 90 Monmouth Street, Red Bank, New Jersey.

Lauren Nicosia called the meeting to order at 6:30 pm. The Board saluted the flag. A roll call showed the following members were in attendance: Lauren Nicosia, Ray Mass, Eileen Hogan, Christine Irwin, Richard Angowski, Anne Torre, Bob Frikker, Bruce Maida, Kevin Kennedy, Esq., Board Attorney, Shawna Ebanks, Director of Community Development and Maria Graziano, Board Secretary.

Kevin Kennedy read the Open Public Meeting Statement Act. An Adequate and electronic notice with the time, place and matter was posted in the two newspapers, with the Borough Clerk's office, the Borough website and posted outside the Red Bank Meeting room and on the front door of Borough Hall. Mr. Kennedy also announced the login information was advertised as well. Mr. Kennedy announced that if the public needed to contact us they could raise their electronic hand, call Maria Graziano or send her email at mgraziano@redbanknj.org.

Lauren Nicosia opened the meeting to the public for non-agenda items of which there were none.

A motion was made by Anne Torre, seconded by Lauren Nicosia to approve the minutes of the 12/9/2020 meeting. Ayes: Lauren Nicosia, Ray Mass, Eileen Hogan, Christine Irwin, Richard Angowski, Anne Torre and Bob Frikker. Nays: none.

A motion was made by Eileen Hogan, seconded by Lauren Nicosia to approve the minutes of the 1/21/201 meeting. Ayes: Lauren Nicosia, Ray Mass, Eileen Hogan, Christine Irwin, Richard Angowski, Anne Torre and Bob Frikker. Nays: none.

The application for 96-98 West Front Street will not be heard at this meeting, as the applicant did not notice.

Bruce Maida motioned to approve the Resolution for JN Ventures, 87 Washington Street seconded by Ray Mass. Ayes: Lauren Nicosia, Ray Mass, Eileen Hogan, Christine Irwin, Richard Angowski, Bob Frikker and Bruce Maida. Nays: none.

Applications:

Nabil Bader; 38 Sunset Avenue; Block-96, Lot: 13 Z13081

This application was continued from the 3/18/21 meeting. The following Exhibit was entered: B-1; Certification by Christine Irwin, that she listened to the tape of the 3/18/21 meeting. Mr. Bader is still under oath.

Anwar Alkhatib, Architect, was sworn and accepted as an expert witness.

The following Exhibit was entered: A-10; Revised plans dated 4/5/21 prepared by Mr. Alkhatib. He explained the revision of the plans. The roofline was changed. Exhibit A-1; shows removal of second floor. There will be a full interior demolition of the 1st floor. Exhibit A-2: shows the basement. They will replace the footings. The square footage of porch remains the same. 2nd floor will be pushed back 2 feet from the street. You can see about 3.6 feet difference from the first and second floors. More blended look. It has the look of a porch, but it is enclosed. They are providing more windows.

Lauren Nicosia clarified if there is still a porch. The Board wanted to keep the porch. He explained that it is incorporated into the house as living space. She wants a porch with columns that you sit outside on. Richard Angowski stated his understanding was to keep the character of the neighborhood.

Mr. Bader stated his understanding was to keep the look of the neighborhood, but he also wants to provide more living space. He said a lot of the porches look enclosed. The house is very small and he needs living space. The added area makes it more comfortable. The porch is 150 square feet. Mr. Bader is trying to increase the living space by working with the existing footprint. He explained that the amount of money he is going to spend, he will not be able to make his investment back. He has purchased 5 houses, refurbished and sold them. This is the first one in Red Bank.

Mr. Angowski discussed some items with Mr. Bader and clarified he does not live in Red Bank. Eileen Hogan explained people love porches in Red Bank.

Anne Torre stated the house currently is a mess and welcomes the renovation. She requested the fellow Board members to consider the plans. Richard Angowski suggested possibly utilizing the rear of the property, so he can keep the porch. Mr. Bader can accommodate that. If the Board allowed him to push back 6 feet, that would be ok.

Mr. Alkhatib explained the original plans were to expand into the rear, but Mr. Bader wanted to expedite the renovation and was trying not to have to receive Board approval.

There were no questions from the public and the public portion was closed.

Kevin Kennedy described the 3 options at that point. One option included returning with the revised plans and the Resolution will be prepared, so if the Board approves, they can vote on it and there will be no time lost.

A motion was made by Lauren Nicosia, seconded by Richard Angowski to carry the application to the May 6th meeting, so the revised plans will be presented. All were in favor.

The application for 31 Washington Street will be carried to the 5/6/21. There will be no further notice required. They will re-publish in the newspaper, the revised date.

Eileen Hogan made a motion to adjourn the meeting, seconded by Bruce Maida. The meeting was adjourned at 7:30pm.

Respectfully submitted,
Dina Anastasio