

MINUTES
RED BANK BOARD OF ADJUSTMENT
November 5, 2020

The Red Bank Zoning Board held its regularly scheduled meeting on Thursday, November 5, 2020 via Zoom in the Municipal building, first floor Council Chambers, 90 Monmouth Street, Red Bank, New Jersey.

The following members were in attendance: Lauren Nicosia, Ray Mass, Eileen Hogan, Christine Irwin, Richard Angowski, Sean Murphy, Anne Torre, and Bruce Maida. d Kevin Kennedy, Esq., Board Attorney and Maria Graziano Board Secretary.

Chair Lauren Nicosia called the meeting to order at 6:30 pm. 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.

Kevin Kennedy read the Open Public Meeting Statement Act.

Administrative Matters:

Approval of 8/6/2020 Meeting Minutes: Anne Torre made a motion to accept, seconded by Christine Irwin. Ayes: Lauren Nicosia, Ray Mass, Eileen Hogan, Christine Irwin, Sean Murphy, and Anne Torre

2021 Meeting dates for the Zoning Board of Adjustments were accepted. Bruce Maida made a motion to accept and seconded by Lauren Nicosia. Ayes: Laruen Nicosia, Ray Mass, Eileen Hogan, Christine Irwin, Richard Angowski, Sean Murphy, Anne Torre, and Bruce Maida.

Resolutions: 87 Washington Street, Block 50, Lot 12. Resolution of Dismissal without Prejudice. Sean Murphy made a motion to accept, seconded by Ray Mass. Ayes: Laruen Nicosia, Ray Mass, Eileen Hogan, Christine Irwin, Richard Angowski, Sean Murphy, Anne Torre, and Bruce Maida.

Public Hearings:

Ray Rapp Realty, Inc./Azalea Gardens – Extension. Armen McOmber lawyer for Raymond Rapcavage – Ray Rapp Realty/Azalea Gardens was extended to 9/2020. They are asking for a 1 year extension. They have settled conditions and have worked with the county for the triangle. Buildings are demolished. They lost their loan commitment due to Covid but have since found new lenders. The home association documents have been approved by Kevin Kennedy. The board granted an extension until 9/7/2021. Sean Murphy made the motion to accept the extension, seconded by Anne Torre. Ayes: Laruen Nicosia, Ray Mass, Eileen Hogan, Christine Irwin, Richard Angowski, Sean Murphy, and Anne Torre.

45 Brown Place, Block 112, Lot 9, ZR 13829 – Issue with the utility companies were not served. We will accept jurisdiction tonight and carry the application to the next meeting 12/3/2020 with the understanding that Brian Spillane will notice just the utility companies. No issues from the public.

Rebecca Goodview, 66 South Street stated for the record that she is in full support with Mr. Spillane’s variance for a new front porch. Mr. Spillane agreed to officially consent to extend the timeframe in which the board has to act on this matter. Motion made to carry this application until the next meeting by Lauren Nicosia and seconded by Ray Mass. Ayes: Lauren Nicosia, Ray Mass, Eileen Hogan, Christine Irwin, Richard Angowski, Sean Murphy and Anne Torre.

21 North Prospect Avenue, Block 12, Lot 2, ZR13871 - Kevin Kennedy asked the public if they Have any issues with the notice received. No issues. A:1 – Application for DPA 8/27/2020 A:2 – Denial of DPA., A:3 – Survey by Daniel Dunn, June 20, 2016, A:4 Plans and Elevations, A:5 – Technical Bulletin by Simpson Strongtie, A:6 – Review Letter from Steve Gottlieb, dated 10/9/2020.

Richard Deluccia, 21 N. Prospect Avenue was sworn in by Kevin Kennedy. Mr. Deluccia has been the owner of the house for approximately 4 years. It is a single family home. He is proposing to extend his front porch along the front of the dwelling. He is looking to construct a 6 ft. by 30 ft. porch. He is looking for 3 ft side setback relief. The porch will be covered with a copper roof. It will not be enclosed. He has no intentions on enclosing in the future. The neighbor’s on the right sticks out 6 ft further than his own.

Respectfully Submitted,
Maria Graziano, Secretary Red Bank Zoning Board of Adjustment