

MINUTES
RED BANK BOARD OF ADJUSTMENT
December 3, 2020

The Red Bank Zoning Board held its regularly scheduled meeting on Thursday, December 3, 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, Sharon Lee, Stephanie Albanese, and Bruce Maida. Kevin Kennedy, Esq., Board Attorney and Maria Graziano Board Secretary.

Chair Lauren Nicosia called the meeting to order at 6:30 pm. Lauren Nicosia 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. An Adequate and electronic notice with the time, place and matter was posted in the two newspaper, with the Borough Clerk's office, 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 need to contact us they could raise their electronic hand, call Maria Graziano or send her email at mgraziano@redbanknj.org.

Administrative Matters:

Resolution: Ray Rapp Realty, Inc./Azalea Gardens extended to November 7, 2021. Mr. Kennedy read the resolution. A motion was made by Sean Murphy and seconded by Bruce Maida. Ayes: Lauren Nicosia, Ray Mass, Eileen Hogan, Christine Irwin, Richard Angowski, Sean Murphy, Anne Torre, and Bruce Maida. Nays: None

70 Locust Avenue, LLC, Block 39, Lot 3, (Melissa & Stephen Houck) ZR13612A Application was carried to the 1/21/2021 Meeting. Applicant will be required to re-notice. Anne Torre made a motion to adjourn to 1/21/2021 and seconded by Sharon Lee. Ayes: Lauren Nicosia, Ray Mass, Eileen Hogan, Christine Irwin, Richard Angowski, Sean Murphy, Anne Torre, and Sharon Lee.

Irwin Marine, IRWIN MARINE 1 Marine Park, Block 8, Lots 7, 14. Z12735. Application was carried to February 18, 2021. They need to do a new public notice with a new 200 feet list. A motion was made by Eileen Hogan to adjourn the meeting to February 18, 2021 and seconded by Lauren Nicosia. Ayes: Lauren Nicosia, Ray Mass, Eileen Hogan, Richard Angowski, Sean Murphy, Anne Torre and Sharon Lee. Nays: None Abstain: Christine Irwin

Public Hearings:

45 Brown Place, Block 112, Lot 9, ZR 13829. We already accepted jurisdiction on this matter. There was a small problem that Mr. Spillane did not notice the utility companies. He has since noticed and provided to the Board Secretary.

Exhibits entered: A-1 Denial of Development Permit application dated 8/25/20, A-2: Review Memo from Steve Gottlieb, Planning and Zoning, dated 10/9/2020, A-3: Application for DPA/Zoning Permit dated 8/1/2020, A-4: Elevations plan.

Brian Spillane was sworn in by Kevin Kennedy. Mr. Spillane is the owner of 45 Brown Place, it is a singled family home and he has owned it for 8 years. There currently is no front porch. I am residing the house and decided to add a front porch to make the house look nice. It will not be an enclosed porch. Board member asked if he was here because of front yard setback. Kevin Kennedy confirmed yes. How many houses are 30 feet away from the curb.? None. Will your neighbors be behind you, in front of you, or the situation is status quo? Status quo was answered. Right now there is an enclosed vestibule that he would like to remove and add a porch.

Public portion was closed

Sean Murphy made a motion to approve this application and seconded by Ray Mass: Ayes: Lauren Nicosia, Ray Mass, Eileen Hogan, Christine Irwin, Richard Angowski, Sean Murphy, and Anne Torre. Nays: None

Resolution: 45 Brown Place, Block 112, Lot 9, ZR 13829. Kevin Kennedy read a resolution for this application. Lauren Nicosia made a motion to adopt this resolution and seconded by Anne Torre: Ayes: Lauren Nicosia, Ray Mass, Eileen Hogan, Christine Irwin, Richard Angowski, Sean Murphy, and Anne Torre.

Meeting was adjourned at 7:00 pm.

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