

MINUTES
RED BANK ZONING BOARD OF ADJUSTMENT
February 1, 2024

The Red Bank Zoning Board held a public meeting on Thursday, February 1, 2024, at 6:30 PM in the Municipal Building, first floor, Council Chambers, 90 Monmouth Street, Red Bank, New Jersey.

Chair Raymond Mass called the meeting to order at 6:30 PM. A roll call showed the following members were in attendance:

Anne Torre	Present	Paul Cagno	Present
Ray Mass	Present	Anna Cruz	Present
Eileen Hogan	Present	Amanda Doremus	Absent
Ben Yuro	Present	Eugene Horowitz	Present
Sharon Lee	Present	Chris Havens	Present
Vincent Light	Present		

Also present were Kevin Kennedy, Esq.; Board Attorney, Shawna Ebanks, P.P., AICP, Director of Community Development; and Aline Macatrao, Board Secretary.

Chair Raymond Mass read the Open Public Meeting Statement Act. In addition, an adequate and electronic notice of time, place, and matter was posted in two newspapers, the Borough Clerk's Office, the Borough's website, outside the council chambers, and on the front door of Borough Hall.

Regular Meeting Minutes: January 18, 2024

Motion: Approved as presented

Moved by: Anne Torre

Seconded by: Raymond Mass

Ayes: Anne Torre, Ray Mass, Ben Yuro, Sharon Lee, Eileen Hogan, Paul Cagno, Anna Cruz,
Vincent Light, Chris Havens

Nays: None

Abstained: Eugene Horowitz

Resolution of Approval – Z15413: 28 South Street; Block 106, Lot 41

Motion: Approved as presented

Moved by: Anne Torre

Seconded by: Sharon Lee

Ayes: Anne Torre, Raymond Mass, Ben Yuro, Sharon Lee, Vincet Light, Anna

Nays: None

Abstained: Eileen Hogan and Paul Cagno

Administrative Approval - Z13547: 120 Monmouth St, Block 33, Lot 9.01

Motion: Administrative Approval for minor changes to plans previously approved by the Board.

Moved by: Raymond Mass

Seconded by: Anna Cruz

Ayes: All in favor

Nays: None

Abstained: None

Resolution of Extension - Z10807: Harding Road / Hudson Avenue / Clay Street, Block 58, Lots 1, 2, 3, 4, 5, & 6

Motion: Extension of Approval to July 1, 2024

Moved by: Raymond Mass

Seconded by: Eileen Hogan

Ayes: All in favor

Nays: None

Abstained: None

Z15428: 64 North Bridge Street; Block 2, Lot 18.01

The applicant, LHRB, LLC, was represented by Edward McKenna, Esq.

The following witness was sworn in for the presentation:

Kevin Valerio – Owner of LHRB, LLC

Exhibits A-1 through A-5 were marked and presented.

A-1: Denial of Development Permit dated October 11, 2023

A-2: Intent to proceed dated November 15, 2023.

A-3: Planning Review Memorandum dated January 31, 2024.

A-4: Sign Rendering and architectural plans prepared by Jeremiah Reagan, AIA, consisting of (2) sheets dated November 15, 2023.

A-5: A photograph of the existing lighting and a rendering of the proposed lighting.

Mr. McKenna presented that the applicant was seeking approval to install a neon lit sign. He explained that this business is part of a franchise, and the proposed sign design and lighting are a part of the company's trademark appearance.

Paul Cagno asked if there would be any flashing lights and Mr. McKenna replied no.

Shawna Ebanks asked if the sign letters would be outlined with the neon lighting. Mr. Valerio replied yes.

Kevin Kennedy asked if the neon lights would turn off at the night shift's end. Mr. Valerio answered that the lights will turn off at 10 PM and the business is closed four months out of the year.

Kevin Kennedy reiterated the conditions of the application, and the applicant agreed to all conditions. Raymond Mass motioned to approve the application, and Anna Cruz seconded.

Ayes: Anne Torre, Raymond Mass, Eileen Hogan, Ben Yuro, Sharon Lee, Vincent Light, Paul Cagno and Anna Cruz.

Nays: None

Abstained: None

Resolution of Approval - Z15428: 64 North Bridge Street; Block 2, Lot 18.01

Motion: Approved as presented

Moved by: Raymond Mass

Seconded by: Anna Cruz

Ayes: Anne Torre, Raymond Mass, Eileen Hogan, Ben Yuro, Sharon Lee, Vincent Light, Paul Cagno and Anna Cruz.

Nays: None

Abstained: None

Eileen Hogan motioned to adjourn the meeting, and Paul Cagno seconded.

Ayes: All in favor

Nays: None

Abstained: None

The meeting adjourned at 7:05 PM.

Respectfully submitted,
Aline Macatrao
Board Secretary