

**MINUTES**  
**RED BANK ZONING BOARD OF ADJUSTMENT**  
**February 21, 2019**

The Red Bank Zoning Board held its regularly scheduled meeting on Thursday, February 21, 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, Ray Mass, Eileen Hogan, Christine Irwin, Sean Murphy, Anne Torre, Richard Angowski (arrived 6:30pm), Sharon Lee, Stephanie Albanese and Matt Anderson. Also present were Glenn Carter, PP, Director of Planning/Zoning, Kevin Kennedy, Esq., Board Attorney and Dina Anastasio, Board Secretary. At the workshop meeting the Board discussed the evening's agenda.

Board 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 Anne Torre, seconded by Sean Murphy to approve the minutes of the January 17, 2019 meeting. Ayes: Lauren Nicosia, Eileen Hogan, Christine Irwin, Richard Angowski, Sean Murphy, Anne Torre and Stephanie Albanese. Nays: none.

**Public Hearings:**

**John and Bonnie Russo, 2 Silverwhite Avenue, Block 118, Lot 2. Z13174**

Glenn Carter was sworn. John and Bonnie Russo were also sworn.

The following exhibits were entered: A-1; DPA dated 1/29/19: A-2; Denial Letter dated 1/30/19: A-3; Disclosure of Ownership: A-4; Intent to Proceed: A-5; Site Plan/Elevations prepared by Wertz Architecture dated 1/25/19: A-6; (3) Photos taken by Glenn Carter: A-7; Photo taken by applicant of (2) homes in the neighborhood.

Bonnie Russo explained they purchased the home in December 2018, as they wanted to relocate to Red Bank. They are not residing there yet, as they are renovating. The home was built in 1925 and originally had a garage, which was later turned into a family room in the 1970's. The garage doors were kept, so it appears there is still a garage in the location. The property is a corner lot and thus has 2 frontages.

Anne Torre confirmed the existing driveway enters the property via Pinckney Road and the proposed garage will face this direction.

Sharon Lee confirmed the existing garage doors will remain.

Lauren Nicosia questioned if the applicants had discussed the proposal with any neighbors, of which they have not, since they currently are not living on the premises.

Kevin Kennedy confirmed there will be no living space; the only utility will be electric, no gas, water or sewer; nothing is proposed for a second level; the size will be 23 ft. X 21 ft. and there are other forward facing garages in the neighborhood.

Ms. Russo referred to Exhibit A-7, which shows 2 homes in the area with the similar conditions.

A motion was made by Sean Murphy, seconded by Eileen Hogan to approve the application.

Ayes: Lauren Nicosia, Ray Mass, Eileen Hogan, Christine Irwin, Richard Angowski, Sean Murphy and Anne Torre. Nays: none.

Kevin Kennedy stated some of the conditions for this approval will include this to be a code compliant garage with no living space proposed and no utilities other than electric; it will be aesthetically appealing and will not intensify the property use.

A motion was made by Ray Mass, seconded by Richard Angowski to approve the Resolution for this application. Ayes: Lauren Nicosia, Ray Mass, Eileen Hogan, Christine Irwin, Richard Angowski, Sean Murphy and Anne Torre. Nays: none.

On a motion made by Richard Angowski and seconded by Sean Murphy, the meeting was adjourned at 6:50pm.

Respectfully Submitted,

Dina Anastasio, Secretary, Red Bank Zoning Board of Adjustment