

**MINUTES**  
**RED BANK ZONING BOARD OF ADJUSTMENT**  
**March 3, 2022**

The Red Bank Zoning Board of Adjustment held a public meeting on Thursday, March 3, 2022, at 6:30 PM via Zoom video conferencing call.

Chair Lauren Nicosia called the meeting to order at 6:36 PM. A roll call showed the following members were in attendance:

Lauren Nicosia	Present	Sean Murphy	Present
Ann Torre	Present	Sharon Lee	Present
Richard Angowski	Present	Joan Rothwell	<i>Absent</i>
Ray Mass	Present	Robert Frikker	Present
Eileen Hogan	Present	Vincent Light	Present
Christine Irwin	Present		

Also present were Kevin Kennedy, Esq., Board Attorney; Shawna Ebanks, P.P., AICP., Director of Community Development; Ed Herman, P.E., Borough Engineer; and Chris Ann DeGenaro, Board Secretary.

Chair Nicosia 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.

**Administrative Matters:**

**Resolution of Approval – 170 Broad Street – Block: 140 Lot: 14**

Motion: Approved as presented  
Moved By: Ray Mass  
Second By: Robert Frikker  
Ayes: Lauren Nicosia, Ann Torre, Richard Angowski, Ray Mass, Sean Murphy, Sharon Lee, Robert Frikker, and Vincent Light.  
Abstain: Eileen Hogan and Christine Irwin

**Resolution of Approval – 211 Shrewsbury Avenue; Block 74, Lot 7.02**

Motion: Approved as presented  
Moved By: Sean Murphy  
Second By: Eileen Hogan  
Ayes: Ann Torre, Ray Mass, Eileen Hogan, Sean Murphy, Sharon Lee, Robert Frikker, and Vincent Light.  
Abstain: Lauren Nicosia, Richard Angowski, and Christine Irwin

**ZR13556: 141 West Front Street, Block 34, Lots 3.01, 25 & 26**

Peter Wersinger, Esq. represented the applicant, Red Bank Corporate Plaza, LLC.

The application continued from the following public meeting dates: January 16, 2020; December 9, 2020; February 4, 2021; June 3, 2021; and August 5, 2021.

Vincent Light certified that he listened to the tapes of January 16, 2020, December 9, 2020, February 4, 2021, June 3, 2021, and March 3, 2022, Zoning Board meetings.

Exhibits A-100 through A-109 were marked and presented, including rendering and site plans:

A-100 Bi-furcated Use Variance Site Plan, prepared by Maser Consulting, P.A., last revised December 13, 2021, consisting of 9 sheets.

A-101 Traffic Impact Study, prepared by Maser Consulting, P.A., last revised November 11, 2021.

A-102 Architectural Plans, prepared by Feinberg & Associates, P.C., last revised October 14, 2021, consisting of 16 sheets.

A-103 Building Height Study Exhibit, prepared by Maser Consulting, P.A., last revised November 9, 2021.

A-104 Site Plan Rendering Exhibit, prepared by Maser Consulting, P.A., last revised November 9, 2021.

A-105 Sight Triangle Exhibit, prepared by Maser Consulting, P.A., last revised November 9, 2021.

A-106 Existing Conditions Aerial Exhibit, prepared by Maser Consulting, P.A., last revised January 14, 2020.

A-107 T&M Associates Review Memorandum, dated January 19, 2022.

A-108 Review-Memorandum (e-mail), prepared by the Municipal Environmental Commission, dated January 19, 2022 (10:28 AM).

A-109 Memorandum from the Red Bank Construction Office.

The following expert witnesses were sworn in for the presentation:

Jeromie Lange, P.E. – Maser Consulting

William Feinberg, R.A. – Feinberg & Associates, P.C.

Christine Nazzaro-Cofone, P.P. – Cofone Consulting Group, LLC

Maurice Rached, P.E. – Colliers Engineering & Design

Peter Wersinger gave a brief description of the history of the application and prior hearing presentation. Then, he detailed the revisions to the proposed development based on the Board's comments from the previous hearings. The most substantial changes were made to the proposed garage, reducing the number of units from 150 to 58 and eliminating the rooftop.

Jeromie Lange provided engineering testimony on revisions made to the proposed site plan.

Chair Nicosia ask about the number of affordable housing units for the development. Mr. Lange replied 9-units which consist of 6 offsite and 3 onsite. Chair Nicosia inquired about the location of the offsite units. Mr. Wersinger stated that the location is to be determined. Chair Nicosia asked about the size of the affordable units compared to the market rate units. Mr. Wersinger replied that affordable units were smaller, and Planner's testimony would provide further explanation.

Ray Mass and Ann Torre inquired about the reduction of the height. Mr. Lange deferred to the architect's testimony.

William Feinberg provided testimony on the revisions to the architectural plans. Chair Nicosia asked for clarification on the different unit sizes between the low-income and market-rate units. Mr. Feinberg stated that affordable units are typically smaller than the market rate units. Mr. Wersinger added that all units would have the same appliances, access to amenities, and parking.

Matthew Tasetsch, 153 Hudson Avenue, questioned why the applicant removed the rooftop restaurant and requested a parking variance. Mr. Wersinger answered that the rooftop restaurant was included in their original submission; however, reducing the number of units would not be financially feasible.

Sean Murphy questioned the proposed setbacks for the development, and Mr. Feinberg provided further details on the setbacks.

A 10-minute break was given. A roll call was taken, and all members were present. Ed Herrman asked about the parking garage ventilation. Mr. Feinberg replied that the ventilation would not be a problem and C.O. detectors would be placed throughout the garage per the uniform construction code.

Maurice Rached provided testimony on the traffic impact study and responded to the trip generation comments in the T&M engineering letter. Ed Herrman asked Mr. Rached to provide additional details on the loading zone. Mr. Rached provided information on the functionality of the loading zone.

Eileen Hogan asked if the loading area is near the parking garage where pedestrians will cross. Mr. Rached replied that it was not next to the parking garage entrance. Ms. Hogan referenced the Fire Marshall's concern about access for the fire apparatus. Mr. Rashed and Mr. Wersinger responded that the plans would comply with any requests made by the Fire Marshall's office.

Christine Nazzaro-Cofone provided professional planning testimony. She testified on the rationale for the smaller affordable housing units and the positive and negative criteria for the application.

Sean Murphy and Eileen Hogan complemented the project however were concerned about the height, density, and traffic. Chair Nicosia was most concerned about the traffic and size of the affordable housing units.

Sean Murphy motioned to approve the application, and Anne Torre seconded.

Ayes: Ann Torre, Richard Angowski, and Sean Murphy

Nays: Lauren Nicosia, Ray Mass, Eileen Hogan, Christine Irwin

Abstain: None

The applicant received three affirmative votes to approve the application and needed five affirmative votes. Therefore, the application was denied.

The meeting was adjourned at 10:36 PM.

Respectfully submitted,  
Chris Ann DeGenaro  
Board Secretary