

MINUTES
RED BANK BOARD OF ADJUSTMENT
March 4, 2021

The Red Bank Zoning Board held a Zoning Board of Adjustment meeting on Thursday March 4, 2021 at 6:30 pm, via Zoom in the Municipal building, first floor Council Chambers, 90 Monmouth Street, Red Bank, New Jersey.

Acting Chair Anne Torre called the meeting to order at 6:35 pm. The Board saluted the flag. A roll call showed the following members were in attendance: Christine Irwin, Richard Angowski, Anne Torre, Sharon Lee, Bob Frikker, Bruce Maida, Kevin Kennedy, Esq., Board Attorney, Shawna Ebanks, Director of Community Development and Maria Graziano, Board Secretary.

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 newspapers, with the Borough Clerk's office, the Borough 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 needed to contact us they could raise their electronic hand, call Maria Graziano or send her email at mgraziano@redbanknj.org.

Anne Torre opened the meeting to the public for non-agenda items of which there were none.

A motion was made by Richard Angowski, seconded by Sharon Lee to approve the Resolution for the 2020 Annual Report. Ayes: Christine Irwin, Richard Angowski, Anne Torre, Sharon Lee, Bob Frikker and Bruce Maida. Nays: none. Shawna Ebanks summarized the report.

A motion was made by Richard Angowski, seconded by Bruce Maida to approve the Resolution for Irwin Marine. Ayes: Richard Angowski, Anne Torre and Bruce Maida. Nays: none.

Application:

Art Murphy: 162 Bridge Avenue; Block-69, Lot-4: Z13968

Kevin Kennedy confirmed there were no issues with noticing and the Board has jurisdiction to proceed.

The following Exhibits were entered: A-1; DPA and Denial dated 11/16/20: A-2; Site Plan Elevations prepared by Jeremiah Ragan dated 11/1/20: A-3; Review Letter prepared by Shawna Ebanks dated 1/28/21: A-4; Existing Site Plan (1 sheet) prepared by Charles Surmonte.

Ed McKenna, Esq. represented the applicant. He explained the applicant is seeking permission to demolish an existing shed, which is attached to a garage and replace it with third bay, making it a 3-car garage. Currently there is a 2-car garage. He explained that Mr. Murphy is a local contractor and would like to utilize that third bay to park his work truck, as well as store items currently in the shed, such as the lawn equipment. He also noted, the shed is in bad condition and should be demolished. Mr. Murphy's son also resides with him full time and has his own automobile.

The garage has electric, but no plumbing. There would be no occupancy issues, as it is a traditional garage. Mr. McKenna wanted to correct the record that the existing garage is 661 square feet. The pre-existing set-back variance will only change slightly for the rear set-back, which will only be about 1-2 feet. The existing shed is 360 square feet and the proposed bay will be 366 square feet. Art Murphy was sworn in. He has owned this property 28 years and resided here the last 5 years.

Mr. McKenna reviewed the application with Mr. Murphy. He reiterated the third bay will be used for the truck and storage. He confirmed the set-back of 2'8" was added to the front yard, not the rear yard.

Sharon Lee clarified the garage door height. Mr. Murphy stated he will replace with a 10 foot and (2) 9-foot doors. He confirmed the height will be about 2 feet under the Borough Ordinance.

Anne Torre confirmed all three vehicles will be in a garage.

Bruce Maida confirmed there were no concerns from the neighbors.

Kevin Kennedy confirmed the existing and proposed information.

He confirmed with Mr. McKenna that he would like to proceed with the vote for the application, as there are only 6 members present. He did want to proceed, after hearing the Board comments.

Anne Torre stated having the vehicles housed is a positive and that there were no issues with the neighbors.

Sharon Lee complimented Mr. Murphy for his work and felt this is a good application for that property.

Richard Angowski agreed with Sharon.

There were no questions from the public. The public portion was closed.

Kevin Kennedy stated some conditions of approval would include compliance with all the conditions of the Resolution, compliance with the Review Memo, no living space in the garage, to conform with height and further expansion requires further approval.

A motion was made by Richard Angowski, seconded by Sharon Lee to approve the application. Ayes: Christine Irwin, Richard Angowski, Anne Torre, Sharon Lee, Bob Frikker and Bruce Maida. Nays: none.

Bruce Maida made a motion to adjourn the meeting, seconded by Sharon Lee. The meeting was adjourned at 7:20pm.

Respectfully submitted,
Dina Anastasio