

MINUTES
RED BANK ZONING BOARD OF ADJUSTMENT
April 18, 2024

The Red Bank Zoning Board held a public meeting on Thursday, April 18, 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	Absent	Anna Cruz	Present
Eileen Hogan	Present	Amanda Doremus	Absent
Ben Yuro	Present	Eugene Horowitz	Absent
Sharon Lee	Absent	Chris Havens	Absent
Vincent Light	Present		

Also present were Jeff Beekman, Esq.; Acting Board Attorney Shawna Ebanks, P.P., AICP, Director of Community Development; and Aline Macatralo, Board Secretary.

Vice Chair Anne Torre 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.

Z15473: 140-148 Broad Street; Block 60, Lot 18

The applicant, UBS Financial Services, was represented by Michael DuPont, Esq.

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 17, 2023.

A-3: Sign Rendering; prepared by Allied Environmental Signage, consisting of one (1) sheet, dated February 10, 2023; revised February 16, 2023.

A-4: Plans Titled: Addition-Alteration, Lighthouse (Red Bank), 64 N Bridge Avenue, Red Bank, NJ; prepared by Jeremiah J Reagan, AIA, consisting of one (1) sheet, dated May 21, 2021, revised October 2, 2023.

A-5: Shawna Ebanks' review memorandum dated April 17, 2024.

Mr. DuPont described the application. He explained that the applicant wants to install a sign that will be externally lit by halo illumination with white LEDs and red letters. The proposed sign is outside the signable area permitted by the ordinance. The sign is to be installed on the south side

of Broad Street. The other three (3) signs are existing. Mr. DuPont explained that the proposed sign will allow vehicle traffic to recognize the business.

Paul Cagno asked if the sign would be on 24/7. Mr. Phil Smith replied that it would be on a time clock.

Anne Torre asked if the method of illumination requires any variances. Ms. Ebanks replied that it does not because it is externally lit.

Mr. Cagno asked if the applicant agreed to turn the sign off at night. Mr. DuPont replied yes and that he would provide the exact time to be included in the resolution.

Jeff Beekman asked if there would be any third-party advertising. Mr. DuPont replied that there would not be any third-party advertising.

Ms. Ebanks asked if UBS operates the entire building. Mr. DuPont replied that it serves portions of the building.

Ms. Torre asked if the other building occupants would have any external signage. Mr. DuPont replied that they will not.

Mr. Cagno asked if the proposed sign would blink, change color, or remain the same color. Mr. DuPont replied that it remains the same color and does not blink.

Mr. Beekman reiterated the conditions of the application, and the applicant agreed to all conditions.

Paul Cagno motioned to approve the application, and Eileen Hogan seconded.

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

Nays: None

Abstained: None

Vincent Light motioned to adjourn the meeting, and Anna Cruz seconded.

Ayes: All in favor

Nays: None

Abstained: None

The meeting adjourned at 6:42 PM.

Respectfully submitted,

Aline Macatralo

Board Secretary