

**MINUTES**  
**RED BANK ZONING BOARD OF ADJUSTMENT**  
**MAY 16, 2024**

The Red Bank Zoning Board held a public meeting on Thursday, May 16, 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 6:35 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 Califano	Present
Ben Yuro	Present	Eugene Horowitz	Present
Sharon Lee	Absent	Chris Havens	Present
Vincent Light	Present		

Also present were Kevin Kennedy, Esq., Board Attorney; Jacqueline Dirmann, P.E, P.P., Board Engineer; Shawna Ebanks, P.P, AICP, Director of Community Development; and Aline Macatralo, 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: April 4, 2024**

Motion: Approved as presented  
Moved by: Anne Torre  
Seconded by: Raymond Mass  
Ayes: Anne Torre, Raymond Mass, Eileen Hogan, Ben Yuro, Vincent Light, Amanda Califano, Paul Cagno and Anna Cruz.  
Nays: None  
Abstained: None

**Regular Meeting Minutes: April 18, 2024**

Motion: Approved as presented  
Moved by: Eileen Hogan  
Seconded by: Vincent Light  
Ayes: Anne Torre, Eileen Hogan, Ben Yuro, Vincent Light, Paul Cagno and Anna Cruz.  
Nays: None  
Abstained: Raymond Mass and Amanda Califano

**Resolution of Approval – Z15473: 140-148 Broad Street; Block 60, Lot 18**

Motion: Approved as presented

Moved by: Anne Torre

Seconded by: Eileen Hogan

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

Nays: None

Abstained: Raymond Mass and Amanda Califano

**Z15512: 40 East Bergen Place; Block 112, Lot 33.**

A motion was made to carry the application to the June 6, 2024, meeting without further notice.

**Z15546: 21-23 Broad Street; Block 28, Lot 8**

The applicant, 21 Broad RB, LLC, was represented by John Anderson, Esq.

The following witnesses were sworn in for the presentation:

Marco Savo – Owner of 21 Broad R.B., LLC.

Edward W. O'Neil, Jr. - S.O.M.E. Architects

Lee D Klein, P.E., P.T.O.E. – Klein Traffic Consulting, LLC.

Exhibits A-1 through A-17 were marked and presented:

A-1: Borough of Red Bank Department of Planning and Zoning Application.

A-2: Borough of Red Bank Denial Letter dated January 30, 2024.

A-3: Architectural Plans prepared by Edward W. O'Neill, Jr., of S.O.M.E. Architects, P.C., dated February 8, 2024, consisting of five (5) sheets.

A-4: Refuse & Recycling Plan prepared by Edward W. O'Neill, Jr., of S.O.M.E. Architects, P.C., dated February 8, 2024, last revised March 21, 2024, consisting of one (1) sheet.

A-5: Location Survey, prepared by George J. Anderson, P.L.S., of George J. Anderson, L.L.C., dated August 18, 2023, consisting of one (1) sheet.

A-6: Traffic Generation and Parking Calculations Letter Report, prepared by Lee D. Klein, P.E., P.T.O.E., of Klein Traffic Consulting, L.L.C., dated April 1, 2024.

A-7: Red Bank Green Development Checklist.

A-8: Project Narrative and Request for Site Plan Waiver and Waiver of Site Plan Submissions and Details, undated.

A-9: Disclosure of Ownership Form & W-9 Form.

A-10: T&M associates review letter dated April 19, 2024.

A-11: T&M associates review letter dated May 15, 2024.

A-12: Architectural Plans prepared by Edward W. O'Neill, Jr., of S.O.M.E. Architects, P.C., dated February 8, 2024, last revised April 26, 2024, consisting of six (6) sheets.

A-13: Transmittal letter prepared by John Anderson, Esq, dated May 6, 2024.

A-14: RiverCenter memorandum dated May 13, 2024.

A-15: Historic Preservation Commission application.

A-16: Zoning Board Resolution # 2019-08 on application Z13309, dated June 23, 2019.

A-17: Aerial photograph from Google Maps titled "subject property."

Mr. Anderson presented that the applicant is seeking approval to change the use of the basement, first, second, and third floors to permit a primary food service establishment. Additional approvals are for interior alterations to the basement, first, second, and third floors as well as exterior modifications to the building consisting of a partial third story addition and rooftop deck/garden, improvements to the façade of the building including a new glass storefront on the first floor, a new ribbon window on the third floor matching the existing second floor window, new awnings on the first, second, and third floors and repairs and painting of the façade using the historic color palette.

Mr. Anderson explained that the proposed use requires a variance for 143 parking spaces, which are required to expand the primary food establishment.

Marco Savo provided testimony on the need to expand the restaurant space to all the floors within the building. There is no current tenant or operator of the restaurant, but he hopes for fine dining/supper club style. He envisions a restaurant on the third floor with outdoor dining options.

Eileen Hogan asked if running a restaurant without a liquor license would be an issue for people visiting after having dinner somewhere else. Mr. Savo replied that they are still working on obtaining liquor licenses.

Amanda Califano asked that the Doremus name on the facade be painted blue instead of white or black.

Shawna Ebanks asked if the proposed outdoor music would comply with the noise ordinance. Mr. Savo replied yes.

Chris Havens commented that the owner's restaurant concept was a good idea.

Vincent Light asked if the applicant plans to do renovations regardless of having a tenant. Mr. Savo replied that renovations are necessary due to the existing conditions of the interior.

Kevin Kennedy asked about the hours of operation. Mr. Savo replied that they would be the same as other restaurants.

Linda Cohen, 28 Riverside Ave, voiced concern about parking on Wallace Street.

Edward O'Neil provided architectural testimony on the proposed improvements. He explained that the façade would be restored, and the two storefronts would be shifted because of the interior layout. The third-floor windows will be replaced in the same style as the second-floor

windows. Metal awnings will be added to windows to reduce energy consumption and provide shading.

Mr. O'Neil added that an elevator will be installed and accessible on every floor. The second-floor staircase will be raised to the third floor to permit two means of egress. A proposed restroom was added on the third floor, which increased the FAR from 3.3 to 3.4. These additions will not be seen from the street. A private company will access the refuse area through the alleyway on Mechanic Street, and all deliveries will be received through the same alleyway. No new utility connections are being proposed. The interior renovations will be ADA-compliant. All rooftop mechanicals will be screened.

A side yard setback variance was requested due to a residence close to the proposed site. No changes are being proposed for loading space, and no parking is being proposed.

A D variance is requested to exceed the maximum FAR. Paul Cagno asked for a breakdown of the square footage by floor. Mr. O'Neil said the basement is 1,571 square feet, the first floor is 3,393 square feet, and 20% of the floor area is devoted to circulation and mechanical. The second floor is 3,288 square feet, the third floor is 1,567 square feet, and the roof is 800 square feet, with 20% set aside for circulation.

Paul Cagno had concerns about the maximum occupancy capacity. Mr. O'Neil explained that the occupancy load is one (1) person per 15 square feet. The approximate occupancy count will be provided during the construction phase.

Mr. Cagno had concerns about the proposed site being leased to different tenants. Mr. O'Neil explained that every floor was designed to allow circulation without interfering with one another.

Mr. Light asked how food would be delivered from the kitchen to each floor. Mr. O'Neil replied that the back stairwell would be used to transport food.

Mr. O'Neil testified that there is sufficient off-street parking in the surrounding area.

Jacqueline Dirmann asked if the applicant opposes a lease agreement for the awnings within the right-of-way if required by the Borough. Mr. O'Neil replied they were not.

Ms. Dirmann asked if there were any proposed lighting. Mr. O'Neill replied that they would comply with the building code requirements.

Ms. Dirmann asked if there were any existing drainage issues and, if so, if they planned to correct them. Mr. O'Neill responded that they don't see any existing problems.

Mr. Cagno asked if the lack of parking is detrimental to the residents of Wallace Street. Mr. O'Neil replied no.

Lee Klein provided testimony on the trip generation and parking generation calculations for the proposed use. He explained that the previous use of a small office and retail space generated more trips than the proposed restaurant. The trip generation calculation shows a decrease in weekday morning and midday peak hours and an increase of 50 trips during Saturday peak hours. Some of these trips would also be pedestrian traffic from Red Bank residents. He believes that there will be no impact on local roads because the traffic will be distributed throughout the Borough.

Mr. Light asked what trip generations would be for a Friday night. Mr. Klein explained that trip generations are not broken down by day.

Mr. Havens asked how many off-street parking spaces are in the surrounding area. Mr. Klein replied that he didn't have a number, but it was over 800.

Mr. Cagno asked where the loading zone would be located. Mr. Klein replied on Mechanic Street.

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

Amanda Califano motioned to approve the application, and Ben Yuro seconded.

Ayes: Anne Torre, Raymond Mass, Eileen Hogan, Ben Yuro, Vincent Light, Amanda Califano and Anna Cruz.

Nays: Paul Cagno

Abstained: None

Eileen Hogan motioned to adjourn the meeting, and Raymond Mass seconded.

Ayes: All in favor

Nays: None

Abstained: None

The meeting adjourned at 8:47 PM.

Respectfully submitted,

Aline Macatralo

Board Secretary