

**MINUTES**  
**RED BANK ZONING BOARD OF ADJUSTMENT**  
**June 6, 2024**

The Red Bank Zoning Board held a public meeting on Thursday, June 6, 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	Present	Anna Cruz	Present
Eileen Hogan	Present	Amanda Califano	Present
Ben Yuro	Present	Eugene Horowitz	Absent
Sharon Lee	Absent	Chris Havens	Absent
Vincent Light	Present		

Also present were Kevin Kennedy, Esq., Board Attorney; Shawna Ebanks, P.P, AICP, Director of Community Development; and Aline Macatrao, 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- May 16, 202**

Motion: Approved as presented

Moved by: Raymond Mass

Seconded by: Anne Torre

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

Nays: None

Abstained: None

**Resolution of Approval – Z15546: 21-23 Broad Street; Block 28, Lot 8**

Motion: Approved as presented

Moved by: Eileen Hogan

Seconded by: Vincent Light

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

Nays: None

Abstained: None

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

Gerard Cerza and Allison Gill, the property owners, were present to provide testimony regarding the proposed garage.

Shawna Ebanks was sworn in.

The following witness was sworn in for the presentation:

Anthony M. Condoiris, R.A - Anthony M. Condoiris Architect, Inc.

Exhibits A-1 through A-5 were marked and presented.

A-1: Development Permit Application and Denial Letter dated January 16, 2024

A-2: Intent to Proceed dated April 4, 2024

A-3: Plans Titled: Proposed New Garage and Enclosed Porch for Cerza-Gill Residence, 40E Beren Place, Red Bank, New Jersey, Block 112, Lot 33, consisting of two (2) sheets prepared by Anthony M. Condoiris, R.A. dated March 13, 2024.

A-4: Survey of Property consisting of one (1) sheet prepared by Charles Surmonte P.E., P.L.S.

A-5: Planning Review Memo by Shawna Ebanks, PP, AICP dated May 14, 2024.

Anthony M. Condoiris provided professional architectural testimony. He explained that the applicant proposed to enclose the existing porch front step. This modification creates a nonconforming front setback. The applicant is also proposing a two-car detached garage. The permitted square footage for a car garage is 500 square feet; however, 718 square feet is being proposed. Another variance relief is sought for the expansion of the driveway which increases the maximum impervious coverage of the lot.

Shawna Ebanks conformed that the enclosure of the porch triggers the need for a front yard setback.

Vincent Light asked if they were proposing utilities for the new garage. Mr. Condoiris replied only with electricity.

Paul Cagno asked if there would be a loft space inside the garage. Mr. Condoiris replied that there would be a small storage area, but it would not be high enough for one to stand in.

Anne Torre asked if the proposed height requires a variance. Mr. Condoiris replied that it did not because it was compliant.

Amanda Califano voiced concern about lot coverage calculations. Ms. Ebanks added that should the applicant expand the driveway even more they will need a variance for exceeding the maximum lot coverage.

Kevin Kennedy reiterated the conditions of the application, and the applicant agreed to all conditions. Ben Yuro motioned to approve the application, and Anna Cruz seconded.

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

Nays: None  
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 6:47 PM.

Respectfully submitted,  
Aline Macatrao  
Board Secretary