

**MINUTES**  
**RED BANK BOARD OF ADJUSTMENT**  
**August 5, 2021**

The Red Bank Zoning Board held a Zoning Board of Adjustment meeting on Thursday August 5, 2021 at 6:30 pm, via Zoom in the Municipal building, first floor Council Chambers, 90 Monmouth Street, Red Bank, New Jersey.

Chair Lauren Nicosia called the meeting to order at 6:30 pm. The Board saluted the flag. A roll call showed the following members were in attendance: Lauren Nicosia, Ray Mass, Christine Irwin, Richard Angowski, Sharon Lee, Joan Rothwell, Robert Frikker, Bruce Maida, Kevin Kennedy, Esq., Board Attorney, Ed Herrman, PE, 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](mailto:mgraziano@redbanknj.org).

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

Joan Rothwell was sworn in as a member.

The application for Red Bank Corporate Plaza, LLC., 141 West Front Street requested an adjournment. They will be revising their plans and consent to extend the time the Board has to act on this application. They do not have a date yet, as we don't know when the plans are being submitted. They will re-notice. A motion was made by Bruce Maida, seconded by Bob Frikker to approve the adjournment. All were in favor.

Ray Mass made a motion to approve the Resolution for Rory Fitzpatrick, seconded by Bob Frikker. Ayes: Ray Mass, Christine Irwin, Sharon Lee and Bob Frikker. Nays: none.

Ray Mass made a motion to approve the Resolution for Bespoke Luxury Motor Club and Rentals, seconded by Bob Frikker. Ayes: Ray Mass, Christine Irwin, Sharon Lee and Bob Frikker. Nays: none.

**Applications:**

**Tudor Village Apartments; 182-192 Broad Street; Block-103, Lot-13.20 Z11571**

Charles Puth, Property Owner, was sworn.

Kevin Kennedy explained that the applicant received approval for basement apartments. He has received a 1-year extension, bringing the approval to February 4, 2019.

Mr. Puth explained he has relocated to California. He experienced a fire, mud-slides, then Covid-19 hit. He is seeking a 1-year extension. He has spoken with Art Murphy to handle the renovations.

A motion was made by Ray Mass, seconded by Christine Irwin to approve the extension to August 5, 2022. This will be retroactive to February 4, 2019. Ayes: Lauren Nicosia, Ray Mass, Christine Irwin, Richard Angowski, Sharon Lee, Joan Rothwell and Bob Frikker. Nays: none. If the time goes beyond that, he will have to re-notice.

The application for Park Valley Monmouth will be carried to August 19, 2021, with no further notice required.

A motion was made by Lauren Nicosia, seconded by Bob Frikker to approve the adjournment. Ayes: Lauren Nicosia, Ray Mass, Christine Irwin, Richard Angowski, Sharon Lee, Joan Rothwell and Bob Frikker. Nays: none.

Ray Mass made a motion to adjourn the meeting, seconded by Eileen Hogan. The meeting was adjourned at 6:57pm.

Respectfully submitted,  
Dina Anastasio