

MINUTES
RED BANK ZONING BOARD OF ADJUSTMENT
October 3, 2024

The Red Bank Zoning Board held a public meeting on Thursday, October 3, 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	Absent	Paul Cagno	Present
Raymond Mass	Present	Anna Cruz	Present
Eileen Hogan	Present	Amanda Califano	Present
Ben Yuro	Present	Eugene Horowitz	Absent
Sharon Lee	Present	Chris Havens	Absent
Vincent Light	Present		

Also present were Kevin Kennedy, Esq.; 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- August 15, 2022

Motion: Approved as presented

Moved by: Raymond Mass

Seconded by: Vincent Light

Ayes: Raymond Mass, Ben Yuro, Vincent Light, and Paul Cagno.

Nays: None

Abstained: Eileen Hogan, Sharon Lee, Anna Cruz, and Amanda Califano.

Z14809: 37-49 Riverside Avenue; Block 6, Lots 7, 8.02, 8.03, 9

A motion was made to carry the application to another date with new notice.

Z15588: 1 Fisher Place, Block 13, Lot 20.20

Dan O'Hern, Esq, represented the applicants Tamberlyn and Stephen Zacks.

The following witness was sworn in for the presentation:

Tamberlyn Zacks – Property owner

Exhibits A-1 to A-4 were marked and presented:

A-1: Intent to Proceed dated July 25, 2024

A-2: Survey of Property prepared by Michael Cannon, P.L.S., dated May 14, 2024.

A-3: Plans Titled: Proposed Detached Garage for Mr. & Mrs. Zacks, 1 Fisher Place, Borough of Red Bank, New Jersey, prepared by Jeffery Weltz, R.A, Welt Molinari Architecture, dated July 23, 2024.

A-4: Review memorandum prepared by Shawna Ebanks, dated October 1, 2024.

Dan O'Hern explained that the applicant is proposing to construct a two-car garage. The proposed garage is 580 square feet and 17.8 inches tall.

Tamberlyn Zacks testified that the proposed garage would accommodate two cars, additional storage, and a small gym. It will not be used as a living space, and the gym will be heated. Recessed lighting will be installed outside the garage, but flood lighting has yet to be proposed.

Chair Mass asked if the proposed garage would be closer to the street than the current house. Mrs. Zacks replied that it would not. It will have the same setback as the existing house.

Eileen Hogan asked about the second driveway on the property. Mrs. Zacks said it could be removed if the board wanted.

Dan O'Hern advised that the driveway square footage is included in the property coverage percentage calculation.

Amanda Califano questioned the calculation of the existing lot coverage. Shawna Ebanks explained that up to 35% is permitted and that the applicant is under the limit allowed.

Chair Mass was concerned about the proposed half-bathroom. He said that it wasn't allowed in the past. Mrs. Zacks replied that it could be removed from the application if the board prefers.

Paul Cagno asked if the square footage would be reduced since the half bathroom was excluded from the project. Mrs. Zacks explained that it would not because the extra square footage was added to create the stairs to access the storage area.

Vincent Light asked if heat is being proposed. Mrs. Zack replied no.

Chair Mass asked if there were any issues with the neighbors. Mrs. Zacks replied that there were none.

Mr. Cagno voiced concern about the proposed garage being expanded in the future. Kevin Kennedy explained that a deed restriction is an option to prevent this from happening.

Mr. O'Hern said the applicant would install electric baseboard heaters.

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

Eileen Hogan motioned to approve the application, and Vincent Light seconded.

Ayes: Raymond Mass, Eileen Hogan, Ben Yuro, Sharon Lee, Vincent Light, Paul Cagno, and Anna Cruz.

Nays: None

Raymond Mass motioned to adjourn the meeting, and Anna Cruz seconded.

Ayes: All in favor

Nays: None

Abstained: None

The meeting adjourned at 7:04 PM.

Respectfully submitted,

Aline Macatralo

Board Secretary