

MINUTES
RED BANK ZONING BOARD OF ADJUSTMENT
November 7, 2024

The Red Bank Zoning Board held a public meeting on Thursday, November 7, 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
Raymond Mass	Present	Anna Cruz	Present
Eileen Hogan	Present	Amanda Califano	Present
Ben Yuro	Present	Eugene Horowitz	Absent
Sharon Lee	Present	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 Macatrao, Board Secretary.

Chair 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- October 17, 202

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

Resolution of Approval – # PR15743: 160 Newman Springs, Block 97, Lot 31

Motion: Approved as presented
Moved by: Eileen Hogan
Seconded by: Vincent Light
Ayes: Anne Torre, Raymond Mass, Eileen Hogan, Ben Yuro, Sharon Lee, Vincent Light, and Paul Cagno.
Nays: None

Abstained: Amanda Califano

PR15647: 9 Wharf Avenue, Block 9.01, Lot 23.01

Dante M. Alfieri Esq represented the applicant, 9 Wharf JDS, LLC.

Shawna Ebanks and Jacqueline Dirmann were sworn in.

The following witnesses were sworn in for the presentation:

Christopher Morris, P.E. – ARH Associates.

Daniel Zaneto, RA., LEED AP. - Mode Architects.

Justin Auciello, PP, AICP. - Cofone Consulting Group.

Exhibits A-1 through A-11 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 April 17, 2024.

A-3: Tax Certificate dated July 8, 2024.

A-4: Historic Preservation Commission Application.

A-5: Disclosure of Ownership Form & W-9 Form.

A-6: Survey of Property Plan, prepared by Charles Surmonte, P.E., P.L.S., of Lakeland Surveying, dated June 27, 2023, consisting of one (1) sheet.

A-7: Architectural Alteration & Addition Plan prepared by Daniel M. Condatore, R.A., of mode Architects, dated July 22, 2024, consisting of one (1) sheet.

A-8: Architectural Plans prepared by Daniel M. Condatore, R.A., of mode Architects, dated June 28, 2024, consisting of five (5) sheets.

A-9: 9 Wharf Building Addition Plan prepared by Carolyn A. Fegin, P.E., of ARH Associates, dated July 1, 2024, consisting of two (2) sheets.

A-10: T&M's Review memorandum letter dated October 25, 2024.

A-11: Exterior rendering prepared by Mode Architects dated November 7, 2024.

Dante Alfieri presented that the applicant seeks preliminary and final site plan and variance approval to add a fourth floor to the existing building. The first floor will remain commercial, and the second through fourth floors will be residential.

Christopher Morris provided professional engineering testimony. He explained that this is a mixed-use building with commercial and residential units. Eleven (11) parking spaces are required for this development. However, the applicant proposes three (3); the parking deficiency will be handled through public parking. The applicant will acquire on-street parking permits for the residential units. The applicant will maintain the same drainage, and there will be no negative impact on the property's drainage system. Trash cans will be stored within an enclosed refuse area to the rear of the property, and a private hauler will pick up the trash.

Eileen Hogan asked if the residents would be designated parking spaces. Mr. Morris responded that they would and that the applicant is working on obtaining parking permits to be provided for extra parking.

Anne Torre asked for additional information on the acquisition of an on-street parking permit. Mr. Morris replied that it is a permit that would allow a resident to park in a public garage.

Sharon Lee asked how many parking permits would be available. Shawna Ebanks replied that she would have to ask the parking utility.

Ms. Torre asked if there is any resident parking available currently. Mr. Morris replied that, currently, there is parking for one vehicle per unit. However, the requirement is two (2) spaces per unit.

Vincent Light asked how the existing tenants handle the current parking situation. Mr. Morris replied that there are no designated spaces for residential or commercial tenants.

Mr. Light asked if the tenants are currently utilizing the street parking to accommodate their vehicles. Mr. Morris replied that the residential units are vacant currently.

Amanda Califano asked if the applicant is renovating the second and third floors. Mr. Morris replied that they were.

Mr. Morris explained that the site cannot construct parking spaces.

Anne Torre asked if the units were intended to be rentals. Mr. Morris replied that it will.

Kevin Kennedy asked if the tenants were responsible for taking out their garbage. Mr. Morris replied that the tenants would roll out their garbage can, and a private hauler would pick it up.

Daniel Zaneto provided professional testimony and the design of the addition. He explained that the proposed addition is to the rear of the building within the same footprint; the existing third floor does not cover the entire building footprint, so the back of that third floor will be extended, and a fourth floor will be added.

Paul Cagno asked if the Historic Preservation Commission approved the exterior improvements. Mr. Zaneto replied that the HPC was concerned with the height.

Mr. Cagno had concerns with the proposed windows and the color change from white to black. Mr. Zaneto replied that the windows would be changed to the historical color, black.

Ms. Torre commented that the plans presented at the meeting should have been provided to the Board beforehand.

Chair Mass asked if the applicant proposed additional work to the building. Mr. Zaneto replied that the entire building will be renovated. The existing storefront will remain. However, the exterior will be painted. The proposed windows are all historic-type windows. The fourth floor will have a mansard roof to address the Commission's comments about stepping back the building. The new addition will be hardie panel board.

Ms. Lee asked if the Commission saw the revised plans. Mr. Zaneto replied that they hadn't seen the proposed changes. Ms. Ebanks explained that when an application needs land use board approval, the Commission acts as an advisory board, and provides recommendations, so the applicant isn't required to return to the Commission to present any changes.

Vincent Light asked why the applicant proposed a different material instead of brick. Mr. Zaneto responded that it is the standard of the Secretary of the Interior.

Jacqueline Dirmann asked about the mechanical equipment of the roof. Mr. Zaneto replied that there would be three units for the residential apartments, which would not be visible from the street.

Ms. Dirmann asked about the height of the proposed building. Mr. Zaneto replied that it was 44 feet.

Justin Auciello provided professional planning testimony. He explained that the applicant is not proposing a change of use and that the site will remain suited to the mixed-use nature of the building. The proposed improvements will not create a discernible difference in traffic or in the generation of school-aged children.

Ms. Califano said that the height of the building, counting the staircase, is 50 feet and wondered whether it was calculated within the relief request.

Mr. Zaneto explained that the staircase is six feet above the top of the roof and will not be visible from the street. The stairwell will be available on the top floor.

Ms. Ebanks asked how tall the railing was. Mr. Zaneto replied that it is 3.6 feet.

Ms. Dirmann said that based on the ordinance, the applicant is allowed 15 feet for the staircase if they meet the height limitation.

Chris Havens asked if the mechanical equipment would be installed towards the side of the building close to the adjacent property. Mr. Zaneto replied that it would be 10 feet off the adjoining property.

The rooftop deck will be 25x18, not covered/enclosed.

Mr. Cagno voiced concern about invasion of privacy issues for the tenants with balconies in the surrounding area.

Ms. Torre asked if a variance is required for a handicap space. Mr. Morris replied that a variance is needed for the commercial space.

Mr. Light asked about the density of the surrounding buildings. Mr. Auciello replied that the proposed site is severely undersized, so any increase in floor area will create a density that may appear to be substantial.

Mr. Light asked about the parking permits. Mr. Auciello replied that the applicant would apply for parking spaces to account for the parking deficiency.

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

Anne Torre motioned to approve the application, and Ben Yuro seconded.

Ayes: Anne Torre, Raymond Mass, Eileen Hogan, Ben Yuro, Sharon Lee, and Vincent Light.

Nays: Paul Cagno

Abstained: None

Vincent Light motioned to adjourn the meeting, and Ben Yuro seconded.

Ayes: All in favor

Nays: None

Abstained: None

The meeting adjourned at 8:05 PM.

Respectfully submitted,

Aline Macatrao

Board Secretary