

MINUTES
RED BANK PLANNING BOARD
February 4, 2019

The Red Bank Planning Board held its regularly scheduled meeting on Monday February 4, 2019 in the Municipal building, first floor Council Chambers, 90 Monmouth Street, Red Bank, New Jersey.

Acting Chairman Art Murphy called the meeting to order at 7:00pm He announced that notice of the meeting was mailed to the Asbury Park Press, Two River Times, and the Star Ledger; was filed with the Borough Clerk; and posted on the Municipal Bulletin board. A roll call showed the following members in attendance: Mayor Menna, Thomas Welsh, Councilman Mike Ballard, Lou DiMento, Barbara Boas, Juanita Lewis, Dave Cassidy, Fred Stone (arrived 7:12pm) and Erik Perry. Also present were Mike Leckstein, Esq., Board Attorney, Glenn Carter, P.P., Director of Planning & Zoning and Dina Anastasio, Board Secretary.

Administrative Matters:

A motion was made by Juanita Lewis, seconded by Art Murphy to approve the minutes of the January 7, 2019 meeting. Ayes: Thomas Welsh, Barbara Boas, Art Murphy, Juanita Lewis, Dave Cassidy, Fred Stone and Erik Perry. Nays: none.

A motion was made by Barbara Boas, seconded by Juanita Lewis to approve the Resolution for Tacoholics (RNL Enterprises). Ayes: Thomas Welsh, Barbara Boas, Art Murphy, Juanita Lewis, Dave Cassidy, Fred Stone and Erik Perry. Nays: none.

Public Hearings:

Hackensack Meridian Health Realty Corp., 95 East Front Street, Block 11, Lot 4, P13102

The applicant was represented by John Giunco, Esq. He explained the application and the requested variances. Kelly O'Brian, COO of Hackensack Meridian Health (HMH) was sworn. Glenn Carter explained the application is before the Board as only 1-2 family dwellings being demolished are exempt from requiring a variance, and this is a commercial property. At this time there are no other plans than to demolish the existing building and hydro-seed the property. HMH is in the process of doing a full master plan evaluation for future expansion, but no decision has been made for the current property, at this time. There is no definitive time plan, but they are working on details. The existing building has been vacant for about one year.

Barbara Boas clarified the proposed fence. It was stated, the standard 6-foot chain link construction fence would be placed around the property. She requested that some other type of fence be used, as this is a major thoroughfare in the town and doesn't want it to be an eyesore. Mr. Giunco stated the proposed fence could be placed in the rear of the property and the applicant can possibly continue the row of street trees currently in the front of the adjacent property.

Glenn Carter stated they can also eliminate the existing curb cut, thus enabling an additional parking space. Also, the 6-foot construction fence would require a variance.

Steve Bailey, owner of Spitball Advertising, was sworn. He questioned if there are any current plans for the property and stated the existing building was built in 1901 and feels it is a historic structure. Mr. Giunco stated the structure has no functional use and no ability to provide for a medical use.

Kal Pipo, 42 Wallace Street, was sworn. He feels the current structure can be used to provide an adaptive medical use, perhaps a sleep study facility. Kelly O'Brian stated the current structure will not meet the requirements of the Department of Health.

Jennifer Kralyevich, was sworn. She stated her disappointment with the removal of a historic structure. People visit Red Bank for the historic value and she feels the architecture can be re-used.

Rose Costa, 140 River Road, was sworn. She asked if the HMM would consider possibly creating a Ronald McDonald House. Kelly O'Brian stated they will consider all options. Mr. Giunco did confirm that Ms. Costa was referring to keeping the existing structure and using that, instead of tearing it down. Ms. Costa also stated her dissatisfaction with the many properties HMM owns in town. She named multiple properties currently owned by HMM and feels they use the town resources for their own use.

Steve Bailey asked if the applicant would wait to demolish until after the Master Plan was completed. Ms. O'Brian reiterated again the current structure is not up to code with the Department of Health.

Dave Cassidy questioned the time frame of the Master Plan. Kelly O'Brian indicated they have started working on it, but there is no definitive time frame.

Lou DiMento clarified if the building next to this property is suitable and if they will be demolishing that building also. Ms. O'Brian stated there are current tenant leases for that building.

Kal Pipo feels that HMM is an excellent hospital, but the demo permit should be denied. He is concerned with how much historic property will be destroyed in town.

Mayor Menna stated the current application is for a demolition permit, which is what is being reviewed by this Board. Any other issues with HMM are not being reviewed here. The current building was designated as substandard for habitation by the Department of Health. He also noted the local hospitals must compete with each other. HMM is the largest single employer in the town.

A motion was made by Mayor Menna, seconded by Lou DiMento to approve the application. Ayes: Mayor Menna, Thomas Welsh, Lou DiMento, Barbara Boas, Art Murphy and Fred Stone. Nays: Mike Ballard, Juanita Lewis and Dave Cassidy.

The following items will be included in the requirements: street trees placed every 50 feet (as required by the Shade Tree guidelines); elimination of the curb cut; decorative fence placed in the front of the property and to be approved by the Zoning Officer; temporary parking will not be allowed and grading/drainage approval by the Borough Engineer.

Lou DiMento stated the applicant should be consistent with their adjoining property regarding the placement of trees. It was determined the Shade Tree Committee will review and advise.

Dave Blake, LLC. 81 West Westside Avenue, Block 86, Lot 1.01, P12997

Juanita Lewis recused herself, as she owns property within 200 feet of the property. The applicant was represented by William Rush, Esq. He explained the application and the requested variances. Dave Adams, property owner, was sworn. There are currently two lots, which the applicant is seeking to sub-divide to three lots. The footprint of the existing house on lot #2 will remain the same and two additional conforming houses will be built. They will each be approximately 2,000 square feet homes, with 4 bedrooms, 2 ½ bathrooms. The houses will be the same; however, colors will be different, so they will have an individual look. The properties across the street are similar in size. They have no objection to planting trees or what the Board would require. There are currently approximately 12 trees, about 45 feet tall. 8 will remain.

Art Murphy clarified the variances required and also if the existing house will remain. Dave Adams explained the plan is to renovate the existing, remove the rear porch and add a garage. The forward facing garage proposals all require variances.

Glenn Carter confirmed that the application as submitted proposed for the existing house to be demolished; therefore, that is what was reviewed.

Mayor Menna stated the focus should be on the variances as were presented in the application and included in the notice. Otherwise, the application is inappropriate. It was determined to proceed with the application as originally submitted and if the applicant chooses to make changes at a later time, they can return to the Board.

Dave Cassidy clarified the trees on Clifford Avenue will remain.

Exhibit A-1, Sheet Z-1 of the Proposed Plans dated 1/7/19 was entered. Dave Adams showed the placement of the 15 existing trees and confirmed 2 will be removed, leaving 13.

Mike Ballard questioned if these are 2 lots, why not make 2 houses, instead of 3? Dave Adams stated it is not cost worthy and the proposed houses conform with the neighborhood as far as width, depth and size. The issue is the forward facing garages and the corner property has a side set-back variance required.

Barbara Boas confirmed 1 drive for all 3 properties.

Lou DiMento confirmed the existing set-back of 22 feet on the Clifford Avenue side and 30 feet from the front.

Richard Ashton, 15 Clifford Place, was sworn. He stated his concern for the lot sizes and the size of the proposed houses, indicating the lots are too small. He questioned if there will be any buffer placed, as he wants to continue the rural type setting he currently has.

Dave Adams stated Arborvitae are proposed.

The public portion was closed.

Mike Ballard feels they would be completely changing what is currently in town and would like developers to conform with the Ordinances when building.

Cynthia Ashton, 15 Clifford Avenue, was sworn. She is familiar with Dave and his work and knows he will do a good job. However; she is concerned that this area is a family neighborhood and would like Dave to be considerate of the area. She has an oak tree on her property, that she would not like ruined.

Dave stated his houses are to be sold, not rented and the neighborhood houses will increase in value. The properties are larger than some of the other properties in the nearby vicinity, where houses are close to each other.

Jean Malloy, 80 West Westside, was sworn. She stated her dissatisfaction with 4 bedroom homes being proposed, as this would bring 8, 10 or 12 people, including children into the houses.

The public portion was closed.

Mayor Menna clarified the application is for the existing house to be demolished. He noted the variances requested are de minimis.

There was also a discussion regarding 4 bedrooms proposed in each house. Dave Adams stated he would have no control over a homeowner purchasing a 3 - bedroom house and later converting an office into a 4th bedroom.

Art Murphy also added that a 4 bedroom, 2 ½ bathroom house was an average house and clarified these houses will be 2,065 square feet each.

Cynthia Asthton returned to indicate her dissatisfaction with the increase in the property values and taxes going up. She feels the people currently living in the neighborhood will not be able to afford the taxes and will be forced to move out.

A motion was made by Thomas Welsh, seconded by Art Murphy to approve the application.

Ayes: Mayor Menna, Thomas Welsh, Lou DiMento, Barbara Boas, Art Murphy and Fred Stone.

Nays: Mike Ballard and Dave Cassidy.

Arborvitae will be placed on the Clifton Avenue side of the property and approved by Glenn Carter; they will remove the chain link fence and plant street trees.

Juanita Lewis returned.

The Master Plan re-examination report was presented by Glenn Carter. He described each section.

It was determined a sub-committee will be formed to review the Plan in depth and it would be presented at the March 4, 2019 meeting. The sub-committee members will be Mayor Menna, Councilman Ballard, Dan Mancuso, Juanita Lewis and Dave Cassidy will be a floating member.

On a motion made by Mike Ballard, seconded by Art Murphy, the meeting was adjourned at 8:45pm.

Respectfully Submitted,

Dina Anastasio

Secretary, Red Bank Planning Board