

MINUTES
RED BANK PLANNING BOARD
January 7, 2019

The Red Bank Planning Board held its regularly scheduled meeting on Monday January 7, 2019 in the Municipal building, first floor Council Chambers, 90 Monmouth Street, Red Bank, New Jersey.

Chairman Dan Mancuso 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: Thomas Welsh, Art Murphy, Barbara Boas, Juanita Lewis, Dave Cassidy, Frederick Stone 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 Art Murphy, seconded by Dave Cassidy to nominate Dan Mancuso as Chairman. A voice vote confirmed all in favor. Nays: none.

A motion was made by Dan Mancuso, seconded by Dave Cassidy to nominate Art Murphy as Vice Chairman. A voice vote confirmed all in favor. Nays: none.

A motion was made by Dan Mancuso, seconded by Juanita Lewis to nominate Dina Anastasio as Board Secretary. Ayes: Thomas Welsh, Dan Mancuso, Barbara Boas, Art Murphy, Juanita Lewis, Dave Cassidy, Fred Stone and Erik Perry. Nays: none.

A motion was made by Dan Mancuso, seconded by Art Murphy to nominate Mike Leckstein as Board Attorney. Ayes: Thomas Welsh, Dan Mancuso, Barbara Boas, Art Murphy, Juanita Lewis, Dave Cassidy, Fred Stone and Erik Perry. Nays: none.

A motion was made by Dan Mancuso, seconded by Art Murphy to nominate Ed Herrman of T & M Associates as Board Engineer. Ayes: Thomas Welsh, Dan Mancuso, Barbara Boas, Art Murphy, Juanita Lewis, Dave Cassidy, Fred Stone and Erik Perry. Nays: none.

A motion was made by Dan Mancuso, seconded by Juanita Lewis to nominate the Asbury Park Press and the Two River Times as the official newspapers. A voice vote confirmed all in favor. Nays: none.

A motion was made by Dan Mancuso, seconded by Barbara Boas to nominate Art Murphy to the Historic/Façade Committee. The current members to remain on the Committee include Dan Mancuso, Barbara Boas, Thomas Welsh and Dave Cassidy. A voice vote confirmed all in favor. Nays: none.

A motion was made by Dan Mancuso, seconded by Barbara Boas to nominate Kevin Kennedy as Special Counsel to the Board. Ayes: Thomas Welsh, Dan Mancuso, Barbara Boas, Art Murphy, Juanita Lewis, Dave Cassidy, Fred Stone and Erik Perry. Nays: none.

A motion was made by Dan Mancuso, seconded by Art Murphy to approve the three Resolutions for Board Attorney, Engineer and Special Council. Ayes: Thomas Welsh, Dan Mancuso, Barbara Boas, Art Murphy, Juanita Lewis, Dave Cassidy, Fred Stone and Erik Perry. Nays: none.

A motion was made by Barbara Boas, seconded by Art Murphy to approve the minutes of the December 3, 2018 meeting. Ayes: Barbara Boas, Art Murphy and Juanita Lewis. Nays: none.

A motion was made by Art Murphy, seconded by Juanita Lewis to approve the Resolution for D & D Restaurant & Bar (Dublin House). Ayes: Barbara Boas, Art Murphy and Juanita Lewis. Nays: none.

Public Hearings:

RNL Enterprises (Tacholics), 90 Broad Street, Block 46, Lot 11, P13096

The applicant was represented by Matt Ceres, Esq. He explained the application and the requested variances. The applicant is currently occupying the location as a retail food establishment and is seeking to convert to a primary food establishment. They share the location with Eye Design and an Indian Restaurant. It is the former site of Sempre Canoli. The space for this tenant is roughly 2,100 square feet.

AJ Garrito, PE, was sworn and accepted as an expert witness.

Exhibit A-1; 6 Photos of the Property taken by AJ Garrito was entered.

He explained there are currently 2 dumpsters at the property for the tenants to share. It is their responsibility for the arrangement of trash pick-up. He is not sure how many times the trash is currently picked-up.

After some discussion, it was agreed the trash would be picked up by private hauler up to 6 times per week, if necessary. The applicant had no problem with this.

Glenn Carter confirmed the required variance for parking is based on the difference in the number of spaces required for the proposed primary food establishment versus the current calculation of the retail food establishment. The additional 13 spaces required necessitate the need for the parking variance.

There were no questions for Mr. Garrito and the public portion was closed.

Nick DeAngelo, Proprietor, was sworn.

Dan Mancuso confirmed the hours of operation will be 11am – 8:30pm Sunday thru Thursday and 11am – 9pm Friday and Saturday. There will be 4 employees on each shift.

Mr. DeAngelo, together with his partner, currently own a location in Brick, a seasonal one in Manasquan and operate a food truck.

There were no further questions.

A motion was made by Dan Mancuso, seconded by Barbara Boas to approve the application.

Ayes: Thomas Welsh, Dan Mancuso, Barbara Boas, Art Murphy, Juanita Lewis, Dave Cassidy, Fred Stone and Erik Perry. Nays: none.

On a motion made by Art Murphy, seconded by Thomas Welsh, the meeting was adjourned at 7:22pm.

Respectfully Submitted,
Dina Anastasio
Secretary, Red Bank Planning Board